Frenchmans Bay Housing

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

SEPTEMBER 12, 2025

ISSUED FOR BID ADDENDUM C

LIST OF DRAWINGS

ARCHITECTURAL

SHEET	DESCRIPTION	DATE	ISSUE
A-1.0	Architectural Site Plan	09/12/25	Bid Addendum C
A-1.1	Housing Building Floor Plans	09/12/25	Bid Addendum C
A-1.2	Commons Building Floor Plans	09/12/25	Bid Addendum C
A-1.3	Check-In, Laundry, & Utility Building and Recreation & Cistern Bldg Plans	09/12/25	Bid Addendum C
A-2.1	Commons Building Exterior Elevations	09/12/25	Bid Addendum C
A-3.1	Schedules and Details	09/12/25	Bid Addendum C
A-4.0	Equipment Schedules	09/12/25	Bid Addendum C
A-4.1	Enlarged Equipment Plans	09/12/25	Bid Addendum C
A-4.2	Enlarged Equipment Plans	09/12/25	Bid Addendum C
A-5.1	Reflected Ceiling Plans	09/12/25	Bid Addendum C

PLUMBING

SHEET	DESCRIPTION	DATE	ISSUE
P-0.1	Plumbing Schedules	09/12/25	Bid Addendum C
P-0.2	Plumbing Schedules	09/12/25	Bid Addendum C
P-1.0	Plumbing Site Plan	09/12/25	Bid Addendum C
P-1.1	Plumbing Housing Building Plans	09/12/25	Bid Addendum C
P-1.2	Plumbing Commons Building Floor Plan	09/12/25	Bid Addendum C
P-1.3	Plumbing Check-In, Laundry, & Utility Building Plans	09/12/25	Bid Addendum C
P-1.4	Plumbing Recreation Area, Cistern, & Pump Room Plans	09/12/25	Bid Addendum C
P-2.1	Plumbing Enlarged Plans	09/12/25	Bid Addendum C
P-2.2	Plumbing Enlarged Plans	09/12/25	Bid Addendum C
P-2.3	Plumbing Enlarged Plans	09/12/25	Bid Addendum C
P-2.4	Plumbing Enlarged Plans	09/12/25	Bid Addendum C
P-2.5	Plumbing Enlarged Plans	09/12/25	Bid Addendum C
P-2.6	Plumbing Enlarged Plans	09/12/25	Bid Addendum C
P-3.1	Plumbing Riser Diagrams and Details	09/12/25	Bid Addendum C
P-3.2	Plumbing Riser Diagrams	09/12/25	Bid Addendum C
P-3.3	Plumbing Riser Diagrams	09/12/25	Bid Addendum C

MECHANICAL

SHEET	DESCRIPTION	DATE	ISSUE
M-0.0	Mechanical General Notes, Legend, and Schedules	09/12/25	Bid Addendum C
M-0.1	Mechanical Schedules	09/12/25	Bid Addendum C
M-1.1	Mechanical Housing Building Plans & Ventilation Schedule	09/12/25	Bid Addendum C
M-1.2	Mechanical Commons Building Floor Plan	09/12/25	Bid Addendum C
M-1.3	Mechanical Check-In and Recreation & Cistern Building Plans	09/12/25	Bid Addendum C
M-2.1	Mechanical Sections and Details	09/12/25	Bid Addendum C
M-2.2	Mechanical Details	09/12/25	Bid Addendum C

ELECTRICAL

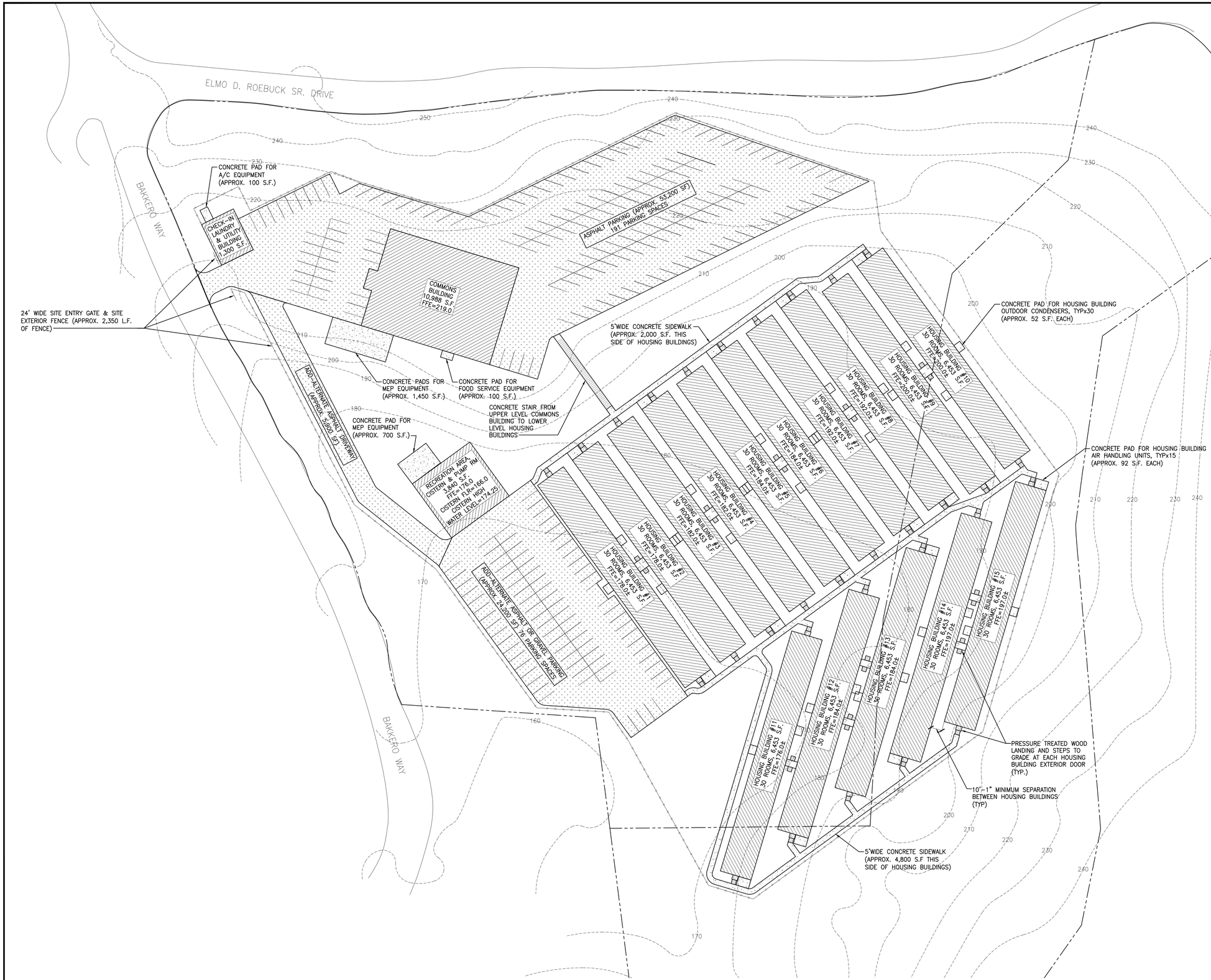
SHEET	DESCRIPTION	DATE	ISSUE
E-0.1	Electrical Site Plan	09/12/25	Bid Addendum C
E-0.2	Electrical Site Photometrics	09/12/25	Bid Addendum C
E-1.1	Housing Building Power Plan	09/12/25	Bid Addendum C
E-1.2	Commons Building Power Plan	09/12/25	Bid Addendum C
E-1.3	Check-In & Recreation Buildings Power Plan	09/12/25	Bid Addendum C
E-2.1	Housing Building Lighting Plan	09/12/25	Bid Addendum C
E-2.2	Commons Building Lighting Plan	09/12/25	Bid Addendum C
E-2.2A	Commons Building Photometrics Plan	09/12/25	Bid Addendum C
E-2.3	Check-In & Recreation Buildings Lighting Plan	09/12/25	Bid Addendum C
E-4.0	Equipment Utility Schedules	09/12/25	Bid Addendum C
E-4.1	Expanded Kitchen, Bar & Coffee Power Plan	09/12/25	Bid Addendum C
E-5.1	One-Line Riser Diagram	09/12/25	Bid Addendum C
E-6.1	Legend and Light Fixture Schedule	09/12/25	Bid Addendum C
E-7.1	Panel Schedules	09/12/25	Bid Addendum C
E-8.1	Electrical Specifications	09/12/25	Bid Addendum C

COMMONS BUILDING STRUCTURAL STEEL SHOP DRAWINGS

SHEET	DESCRIPTION	DATE	ISSUE
C1	Cover Sheet	08/19/25	Permit
C2	Components and Cladding Wind Zone Layout	08/19/25	Permit
F1	Anchor Bolt Plan	08/19/25	Permit
F2	Anchor Bolt Details & Base Sections	08/19/25	Permit
F3	Anchor Bolt Reactions	08/19/25	Permit
E1	Framing and Bracing Plan	08/19/25	Permit
E2	Roof Framing Plan	08/19/25	Permit
E3	Roof Sheeting Plan	08/19/25	Permit
E4	Rigid Frame Elevation	08/19/25	Permit
E5	Rigid Frame Elevation	08/19/25	Permit
E6	Endwall Framing and Sheeting	08/19/25	Permit
E7	Endwall Framing and Sheeting	08/19/25	Permit
E8	Sidewall Framing and Sheeting	08/19/25	Permit
E9	Sidewall Framing and Sheeting	08/19/25	Permit
E10	Wind Bent Elevation	08/19/25	Permit
E11	Wind Bent Elevation	08/19/25	Permit
S1	Detail Drawings	08/19/25	Permit
S2	Detail Drawings	08/19/25	Permit
S3	Detail Drawings	08/19/25	Permit
S4	Detail Drawings	08/19/25	Permit
S5	Detail Drawings	08/19/25	Permit
S6	Detail Drawings	08/19/25	Permit
S7	Detail Drawings	08/19/25	Permit

CHECK IN BUILDING STRUCTURAL STEEL SHOP DRAWINGS

SHEET	DESCRIPTION	DATE	ISSUE
C1	Cover Sheet	09/11/25	Permit
C2	Components & Cladding Wind Zone	09/11/25	Permit
F1	Anchor Bolt Plan & Section Details	09/11/25	Permit
F2	Anchor Bolt Base Details	09/11/25	Permit
F3	Anchor Bolt Reactions	09/11/25	Permit
E1	Framing and Bracing Plan	09/11/25	Permit
E2	Roof Framing Plan	09/11/25	Permit
E3	Roof Sheeting Plan	09/11/25	Permit
E4	Rigid Frame Elevation	09/11/25	Permit
E5	Rigid Frame Elevation	09/11/25	Permit
E6	Endwall Framing & Sheeting	09/11/25	Permit
E7	Endwall Framing and Sheeting	09/11/25	Permit
E8	Sidewall Framing and Sheeting	09/11/25	Permit
E9	Sidewall Framing and Sheeting	09/11/25	Permit
S1	Detail Drawings	09/11/25	Permit
S2	Detail Drawings	09/11/25	Permit
S3	Detail Drawings	09/11/25	Permit
S4	Detail Drawings	09/11/25	Permit
S5	Detail Drawings	09/11/25	Permit
S6	Detail Drawings	09/11/25	Permit



1 A-1.0 ARCHITECTURAL SITE PLAN
1" = 40'

SCALE: 1" = 40'

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

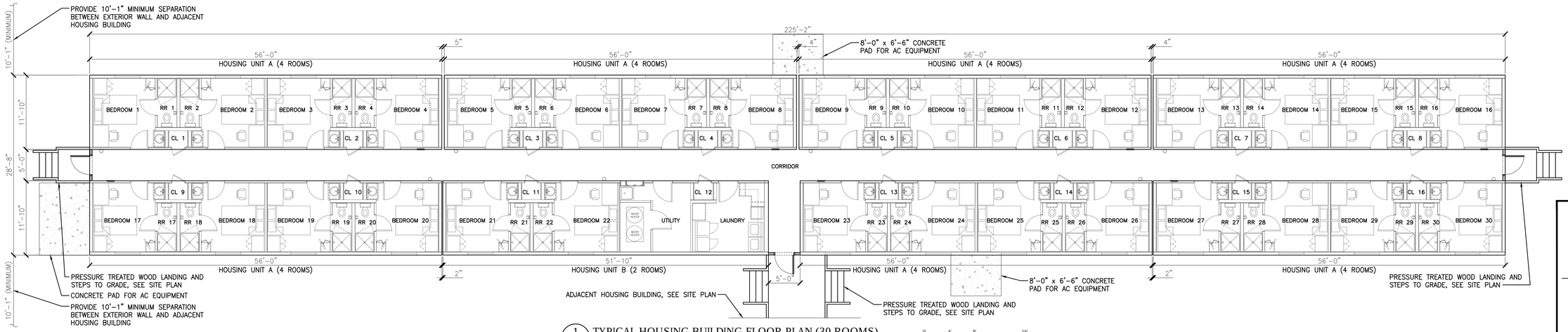
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-	Preliminary	07/21/25
-	Preliminary	07/25/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

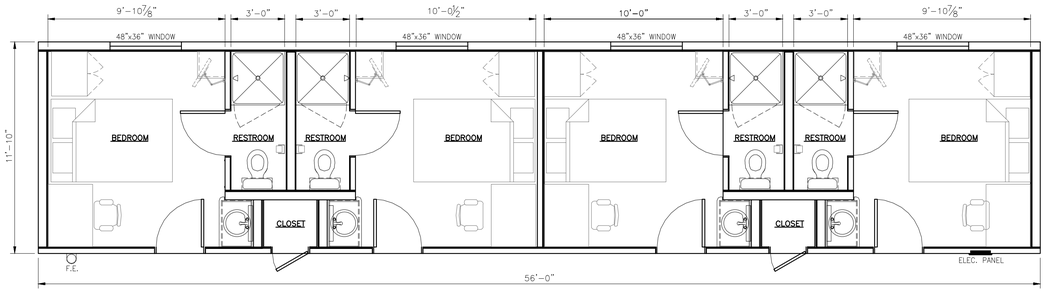
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September 12, 2025

TITLE:
ARCHITECTURAL SITE PLAN

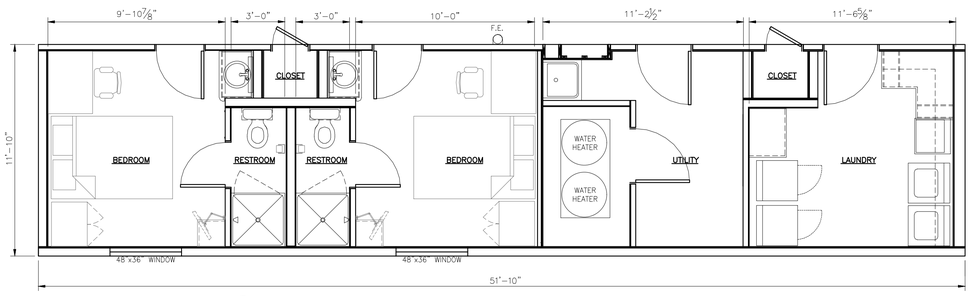
SHEET:
A-1.0



1 A-1.1 TYPICAL HOUSING BUILDING FLOOR PLAN (30 ROOMS)
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 A-1.1 HOUSING UNIT "A" ENLARGED PLAN (4 ROOMS)
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



3 A-1.1 HOUSING UNIT "B" ENLARGED PLAN (4 ROOMS)
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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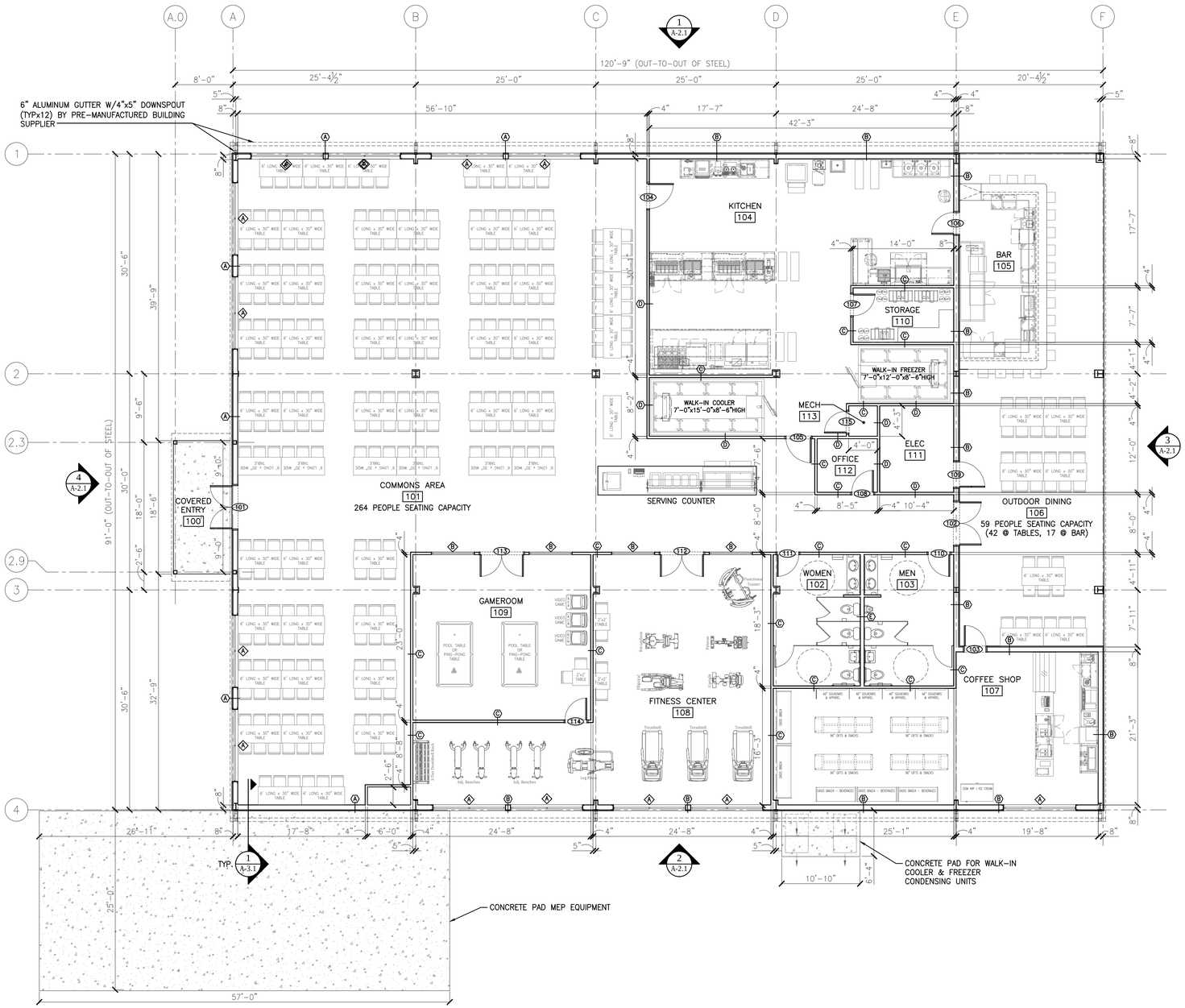
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-	Preliminary	08/01/25
-	Preliminary	08/04/25
-	Preliminary	08/05/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
HOUSING BUILDING FLOOR PLANS

SHEET:
A-1.1



1 A-1.2 COMMONS BUILDING FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N

FRENCHMANS BAY HOUSING

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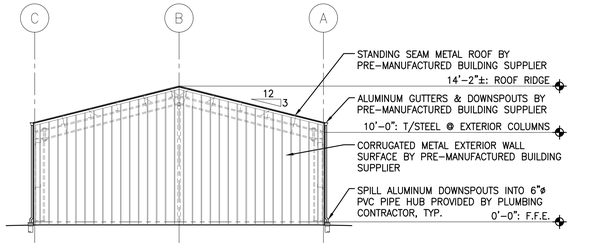
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-	Preliminary	07/14/25
-	Preliminary	07/15/25
-	Preliminary	07/21/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

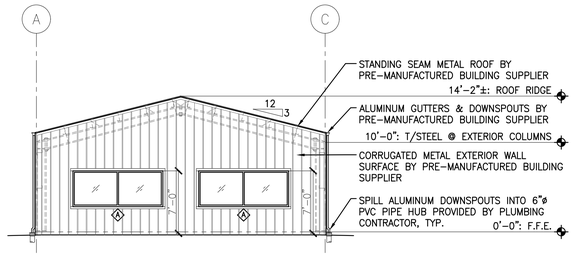
DATE:
September 12, 2025

TITLE:
COMMONS BUILDING FLOOR PLAN

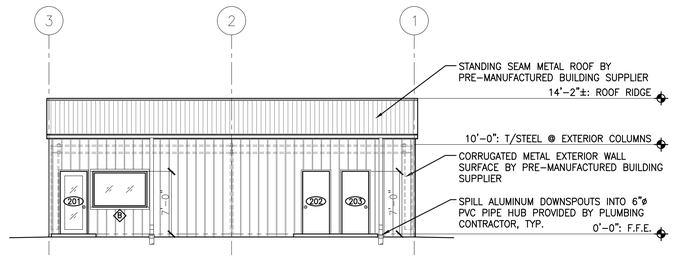
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A-1.2



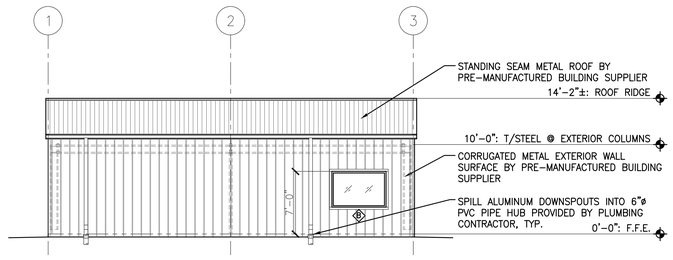
4 A-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING - NORTH ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



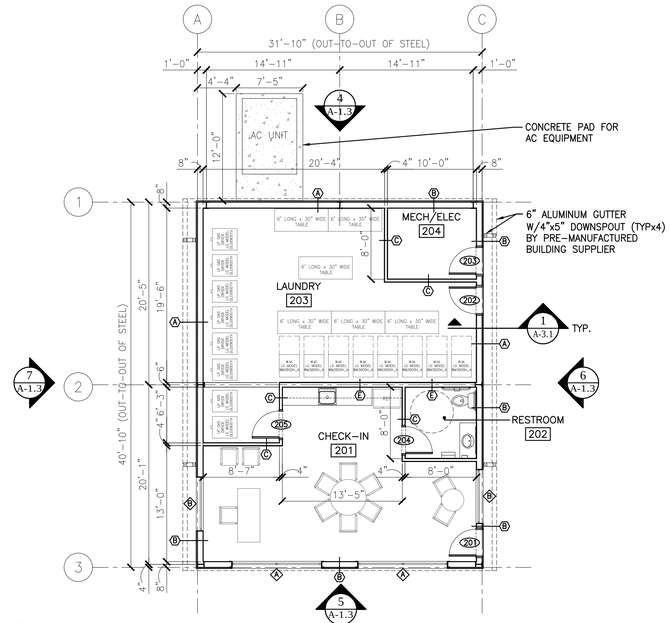
5 A-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING - SOUTH ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



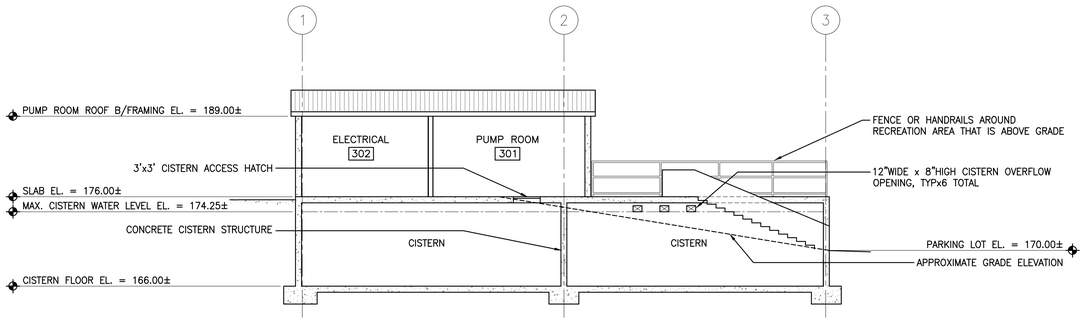
6 A-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING - EAST ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



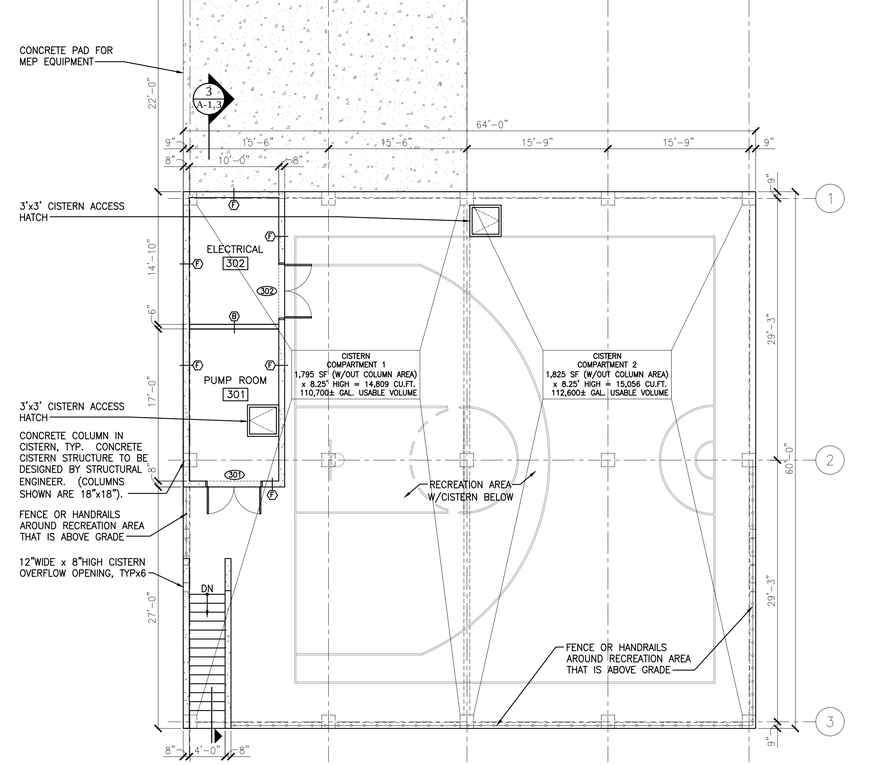
7 A-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING - WEST ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



1 A-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING FLOOR PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



3 A-1.3 RECREATION AREA, CISTERN, & PUMP ROOM SECTION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 A-1.3 RECREATION AREA, CISTERN, & PUMP ROOM FLOOR PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
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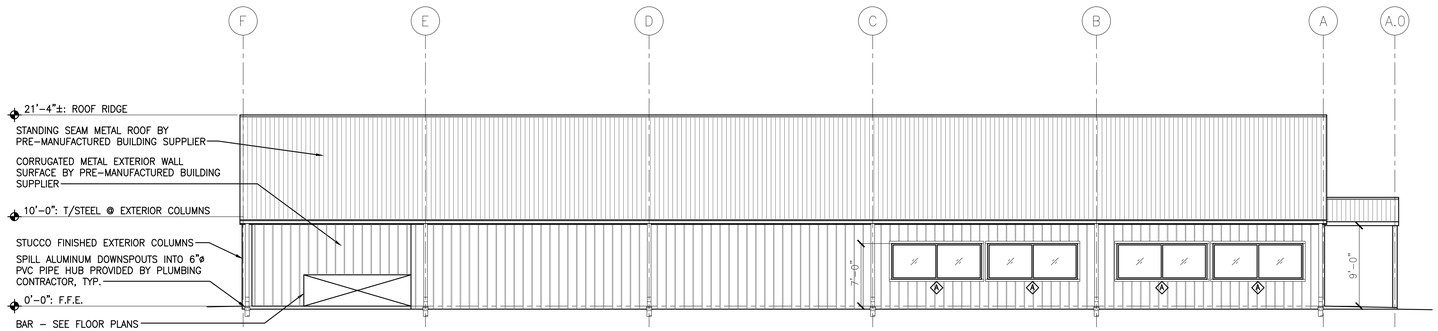
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-	Preliminary	07/30/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

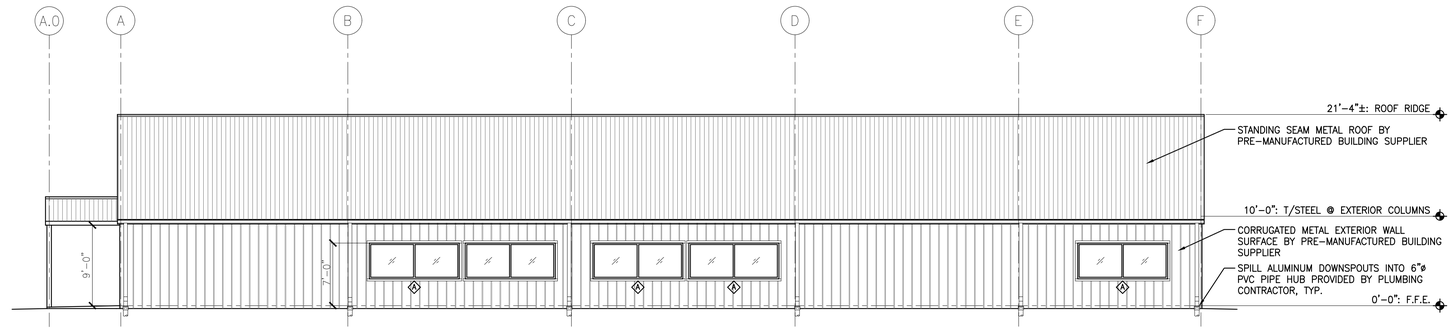
DATE:
September 12, 2025

TITLE:
CHECK-IN, LAUNDRY, & UTILITY BLDG AND RECREATION & CISTERN BLDG PLANS

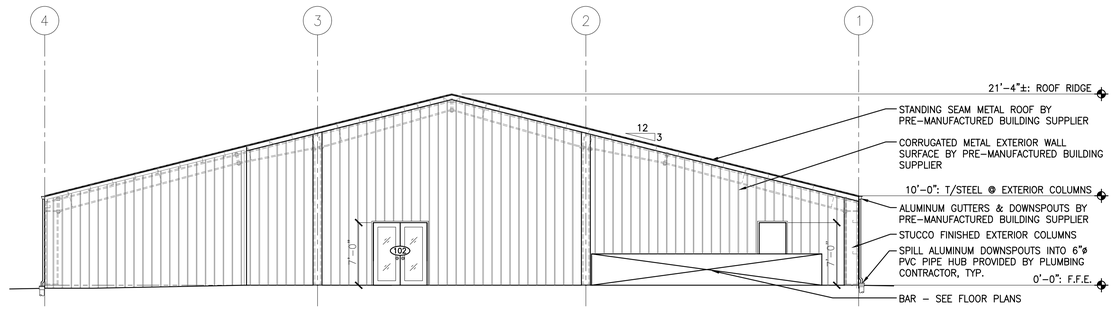
SHEET:
A-1.3



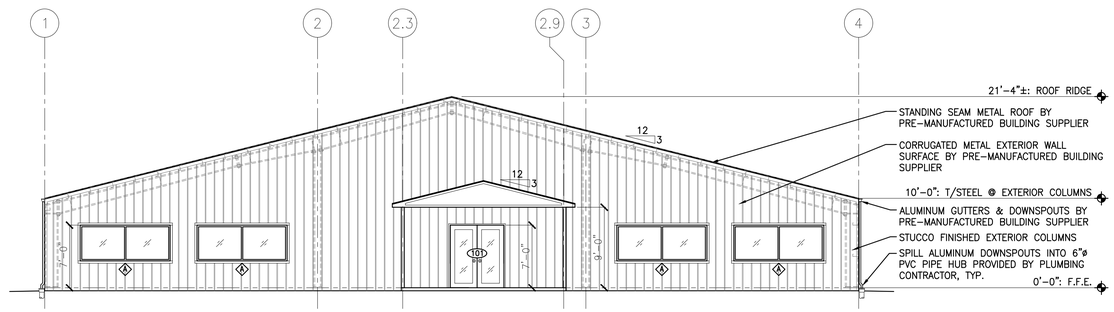
1 A-2.1 COMMONS BUILDING NORTH ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 A-2.1 COMMONS BUILDING SOUTH ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



3 A-2.1 COMMONS BUILDING EAST ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



4 A-2.1 COMMONS BUILDING WEST ELEVATION
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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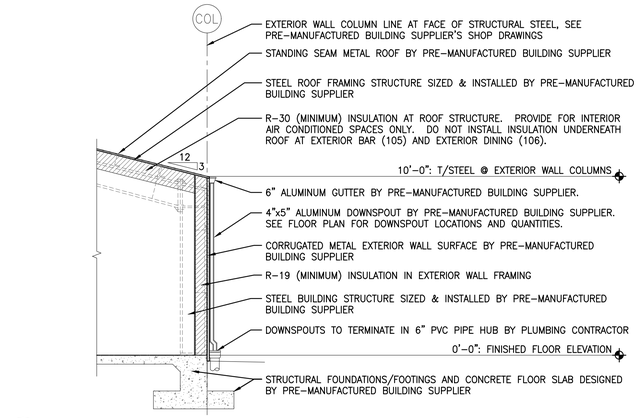
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-	Preliminary	06/12/25
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-	Preliminary	07/10/25
-	Preliminary	07/11/25
-	Preliminary	07/14/25
-	Preliminary	07/15/25
-	Preliminary	07/21/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

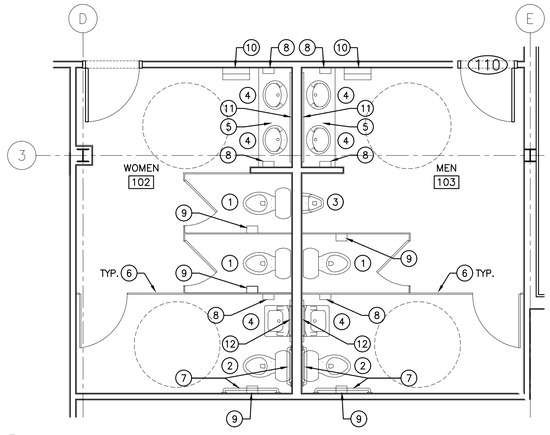
DATE:
September 12, 2025

TITLE:
COMMONS BUILDING EXTERIOR ELEVATIONS

SHEET:
A-2.1

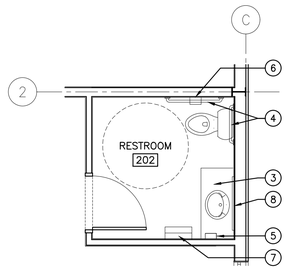


1 / A-3.1 TYPICAL PRE-MANUFACTURED BUILDING EXTERIOR WALL SECTION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



RESTROOM FIXTURE & ACCESSORY LEGEND
1. WATER CLOSET (SEE PLUMBING PLANS)
2. ADA WATER CLOSET (SEE PLUMBING PLANS)
3. ADA URINAL (SEE PLUMBING PLANS)
4. ADA LAVATORY (SEE PLUMBING PLANS)
5. DROP-IN LAVATORY CASEWORK SYSTEM
6. RESTROOM PARTITION SYSTEM
7. ADA GRAB BAR
8. SOAP DISPENSER
9. TOILET PAPER DISPENSER
10. PAPER TOWEL DISPENSER & TRASH CAN
11. MIRROR (5'-0" WIDE x 4'-0" HIGH)
12. MIRROR (2'-4" WIDE x 4'-0" HIGH)

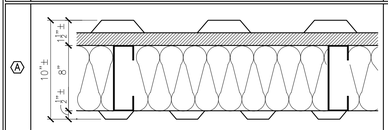
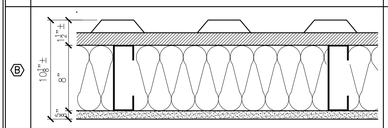
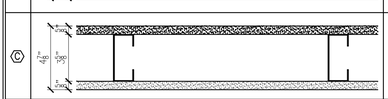
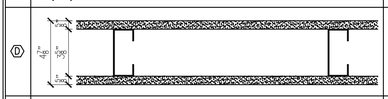
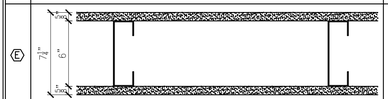
2 / A-3.1 WOMEN (102) & MEN (103) RESTROOM FIXTURE AND ACCESSORY PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



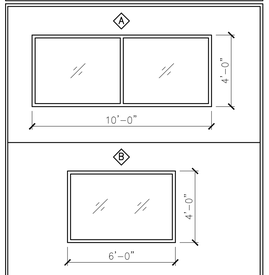
RESTROOM FIXTURE & ACCESSORY LEGEND
1. ADA WATER CLOSET (SEE PLUMBING PLANS)
2. ADA LAVATORY (SEE PLUMBING PLANS)
3. DROP-IN LAVATORY CASEWORK SYSTEM
4. ADA GRAB BAR
5. SOAP DISPENSER
6. TOILET PAPER DISPENSER
7. PAPER TOWEL DISPENSER & TRASH CAN
8. MIRROR (3'-0" WIDE x 4'-0" HIGH)

3 / A-3.1 RESTROOM (202) FIXTURE AND ACCESSORY PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

PARTITIAL SCHEDULE

TAG	DETAIL	DESCRIPTION	FIRE RATING
A		CORRUGATED METAL EXTERIOR WALL, 8" STEEL PURLINS, & R-19 EXTERIOR WALL INSULATION, (BY PRE-MANUFACTURED BUILDING SUPPLIER) WITH CORRUGATED METAL INTERIOR WALL (BY PRE-MANUFACTURED BUILDING SUPPLIER).	N.A.
B		CORRUGATED METAL EXTERIOR WALL, 8" STEEL PURLINS, & R-19 EXTERIOR WALL INSULATION, (BY PRE-MANUFACTURED BUILDING SUPPLIER) WITH 5/8" WATER RESISTANT GYP. BD. ATTACHED TO STEEL PURLINS ON INTERIOR WALL (BY GENERAL TRADES CONTRACTOR).	N.A.
C		3 5/8" METAL STUDS AND 5/8" WATER RESISTANT GYP. BD. (EACH SIDE).	N.A.
D		3 5/8" METAL STUDS AND 5/8" WATER RESISTANT TYPE X GYP. BD. (EACH SIDE).	1 HOUR
E		6" METAL STUDS AND 5/8" WATER RESISTANT GYP. BD. (EACH SIDE).	N.A.
F		8" CAST-IN-PLACE CONCRETE OR 8" CMU WITH PLASTER FINISH (EACH SIDE). SEE STRUCTURAL PLANS FOR STEEL REINFORCING DETAILS.	N.A.

WINDOW SCHEDULE



NOTES:
1. SIZES INDICATED ARE APPROXIMATE ROUGH OPENING DIMENSIONS BETWEEN STRUCTURAL STEEL FRAMING MEMBERS. COORDINATE THE EXACT SIZES AND ROUGH OPENING REQUIREMENTS WITH THE SPECIFIC WINDOW MANUFACTURER'S INSTALLATION AND FRAMING REQUIREMENTS.

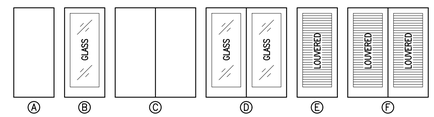
ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	CEILING	CEILING HEIGHT
100	COVERED ENTRY	CONCRETE	N.A.	PAINTED	GYP. BD.	9'-0"
101	COMMONS AREA	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
102	WOMEN	SEALED CONC.	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	8'-0"
103	MEN	SEALED CONC.	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	8'-0"
104	KITCHEN	SEALED CONC.	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	9'-0"
105	BAR	SEALED CONC.	N.A.	PAINTED	N.A.	N.A.
106	EXTERIOR DINING	SEALED CONC.	N.A.	PAINTED	N.A.	N.A.
107	COFFEE SHOP	TILE	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	9'-0"
108	FITNESS CENTER	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
109	GAMEROOM	SEALED CONC.	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	10'-0"
110	STORAGE	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
111	ELEC	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
112	OFFICE	SEALED CONC.	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	8'-0"
113	MECHANICAL	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
201	CHECK-IN	TILE	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	9'-0"
202	RESTROOM	TILE	4" HIGH RUBBER	PAINTED	2x2 LAY-IN	8'-0"
203	LAUNDRY	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
204	MECH/ELEC	SEALED CONC.	4" HIGH RUBBER	PAINTED	N.A.	N.A.
301	PUMP ROOM	SEALED CONC.	N.A.	PAINTED	N.A.	N.A.
302	ELECTRICAL	SEALED CONC.	N.A.	PAINTED	N.A.	N.A.

DOOR SCHEDULE

TAG	SIZE	MATERIAL		DOOR TYPE	HARDWARE TYPE	AUTOMATIC CLOSER
		DOOR	FRAME			
101	PAIR 3'-0" x 7'-0"	METAL	METAL	D	C	YES
102	PAIR 3'-0" x 7'-0"	METAL	METAL	D	C	YES
103	3'-0" x 7'-0"	METAL	METAL	B	C	YES
104	3'-6" x 7'-0" BARN DOOR	METAL	METAL	A	B	YES
105	3'-6" x 7'-0" BARN DOOR	METAL	METAL	A	B	YES
106	3'-0" x 7'-0"	METAL	METAL	A	B	NO
107	3'-0" x 7'-0"	METAL	METAL	A	A	NO
108	3'-0" x 7'-0"	METAL	METAL	A	B	NO
109	3'-6" x 7'-0"	METAL	METAL	A	C	NO
110	3'-0" x 7'-0"	METAL	METAL	A	A	YES
111	3'-0" x 7'-0"	METAL	METAL	A	A	YES
112	PAIR 3'-0" x 7'-0"	METAL	METAL	D	A	YES
113	PAIR 3'-0" x 7'-0"	METAL	METAL	D	A	YES
114	3'-0" x 7'-0"	METAL	METAL	B	A	YES
115	3'-0" x 7'-0"	METAL	METAL	E	A	NO
201	3'-0" x 7'-0"	METAL	METAL	B	C	YES
202	3'-0" x 7'-0"	METAL	METAL	A	B	NO
203	3'-0" x 7'-0"	METAL	METAL	A	B	NO
204	3'-0" x 7'-0"	METAL	METAL	A	A	NO
205	3'-0" x 7'-0"	METAL	METAL	A	A	NO
301	PAIR 3'-0" x 7'-0"	METAL	METAL	C	C	NO
302	PAIR 3'-0" x 7'-0"	METAL	METAL	C	C	NO

DOOR TYPES:



HARDWARE TYPES
A – PASSAGE
B – KEYED ONE SIDE/THUMB BUTTON
C – KEYED EXTERIOR/PANIC HARDWARE INTERIOR

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE
-	Preliminary	07/10/25
-	Preliminary	07/11/25
-	Preliminary	07/14/25
-	Preliminary	07/15/25
-	Preliminary	07/21/25
-	Preliminary	07/25/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
SCHEDULES AND DETAILS

SHEET:
A-3.1

COFFEE SHOP EQUIPMENT SCHEDULE

Tag	Qty	Description	Manufacturer	Model	Electrical				Water		Drain		Gas		Notes
					Voltage/Ph	Connected Load (A)	Conn. Type	NEMA	Hot	Cold	Indirect	Direct	Inlet Size	MBH	
C201	1	Refrigerated Display Case	Oscartek	Metro MCOMBI1650	208/1	13	C/P	6-20P							Connected to Receptacle in 202
C202	1	Island Front Counter	(By Owner)	Custom Millwork	See Note	See Note	See Note	See Note							(1) 5-20R Duplex Receptacle, (1) 6-20P Single Receptacle, (2) L6-50P Single Receptable, (2) 5-20R Duplex Receptacle, (1) RJ45 Data Port
C203	1	POS System	(By Owner)	(By Owner)	120/1	(2) 10	(2) C/P	(2) 5-15P							Connected to Receptacles & Data Port in 202
C205	2	Expresso Machine	Bunn	43500.0000 (BW3-CTS)	208/1	30	Cord			3/8"	1/2"				Connected to L6-50P Plug in 202
C205A	2	Water Filter	Bunn	47152.0000						1/2"					
C206	1	Clearview Bonded Glass	Premier	FM1V-FRAMELESS											
C207	1	15 Gallon Waste Receptacle	Carlisle	34201523											
C208	1	Condiment Dispenser	Dispense-Rite	NLO-ADNH											
C209	1	1-Section Undercounter Refrigerator	True Manufacturing	TUC-27-ADA-HC	120/1	2	C/P	5-15P							
C210	1	Pitcher Rinser	Krome	C895					3/8"	3/8"	3/4"				
C211	1	Work Counter w/Sink, Hand Sink, & Drip Trough	(By Owner)	(By Owner)	120/1	16	Direct		(2) 1/2"	(2) 1/2"	1-1/2"				Provide 5-20R Duplex Receptacle
C212	1	2-Section Undercounter Refrigerator	True Manufacturing	TUC-36-ADA-HC	120/1	2	C/P	5-15P							Connected to Receptacle in 202
C213	2	Blender	Vitamix	The Quiet One (036019)	120/1	2	C/P	5-15P							
C214	1	Glass Filler Station	Delfield	307						1/2"	1"				
C215	1	Wall Shelf	(By Owner)	Custom Millwork											
C216	1	Hot Water Dispenser	Fetco	HWB-2105	208/1	12.9	Direct								
C217	1	1-Faucet Nitro Brew Coffee Dispenser W/Drip Tray	Perfection Equipment	CT-1-SS							1/2"				
C217A	2	Cold Coffee Holding Tank	Perfection Equipment	3 Gallon Tank											
C217B	1	Nitrogen Tank													
C220	1	Coffee Brewer	Fetco	CBS-1152-V+	208/1	25.8	Direct								
C221	1	Wall Shelf	(By Owner)	Custom Millwork											
C222	1	Microwave Oven	Panasonic	NE-1054F	120/1	13.4	C/P	5-15P							Connected to Receptacle in 211
C280	1	Single Compartment Sink W/Faucet	(By Owner)	(By Owner)					3/8"	3/8"	1-1/2"				
C290	4	48" Wide Wall Mounted Sovenir & Apparel Display	(By Owner)	Custom Millwork											
C291	4	96" Long x 24" Wide Floor Mounted Gifts & Snacks Shelving	(By Owner)	Custom Millwork											
C292	1	Glass Door Ice Cream Display Freezer	True Manufacturing	GDM-49F	120/1	9.5	C/P	5-20P							
C293	2	Refrigerated Display Cooler	Oasis	B8824 Self-Contained	208/1	16	C/P	6-20P							
C294	3	Refrigerated Display Cooler	Oasis	B6624 Self-Contained	208/1	13.9	C/P	6-20P							

LAUNDRY EQUIPMENT SCHEDULE

Tag	Qty	Description	Manufacturer	Model	Electrical				Water		Drain		Gas		Notes
					Voltage/Ph	Connected Load (A)	Conn. Type	NEMA	Hot	Cold	Indirect	Direct	Inlet Size	MBH	
L101	8	Front Loading Large Capacity Washing Machine	LG	WM3600H_A	120/1	10	C/P	5-15P	1/2"	1/2"	1-1/2"				Connects to Residential Washing Machine Box
L102	8	Large Capacity LP Gas Dryer	LG	DLGX9001V	120/1	15	C/P	5-15P					1/2"	20	LP Gas

KITCHEN EQUIPMENT SCHEDULE

Tag	Qty	Description	Manufacturer	Model	Electrical				Water		Drain		Gas		Notes
					Voltage/Ph	Connected Load (A)	Conn. Type	NEMA	Hot	Cold	Indirect	Direct	Inlet Size	MBH	
K101	1	3-Compartment Sink w/2-Faucets	(By Owner)	(By Owner)					(2) 1/2"	(2) 1/2"	(3) 1-1/2"				
K102	2	Wall Shelf	(By Owner)	Custom Millwork											
K103	1	Hand Sink w/Battery Powered Automatic Faucet	John Boos	PBHS-W-1410					1/2"	1/2"		1-1/2"			
K104	7	5-Tier Shelving Unit	Metro	Super Erecta											
K105	1	Clean DishTable	(By Owner)	(By Owner)											
K106	2	Wall Shelf	(By Owner)	Custom Millwork											
K109	1	Disposer W/Control	Salvajor	100-SA-6-ARSS-2	208/3	4.9	Direct			1/2"	2"				
K110	1	9'-0" X 4'-6" Condensate Hood	(By Owner)	(By Owner)											10"x6" Exhaust Duct Collar, 700 CFM
K111	1	Conveyor Dish Machine	Hobart	CL44EN-BAS+Buildup	208/3	55	Direct		1/2"	1/2"	2"				Integral 15 KW Booster Heater
K113	1	Soiled DishTable	(By Owner)	(By Owner)											
K114	1	Pre-Rinse Faucet	T&S Brass	B-0131-BC-425					1/2"	1/2"					
K115	1	Glass Rack OverShelf	(By Owner)	(By Owner)											
K116	2	Trash Receptacle	Carlise	34103223											
K119	1	Water Filtration System	Everpure	EV979722						3/4"					
K121	16	5-Tier Shelving Unit	Metro	Super Erecta											
K122A	1	7'-0" x 15'-0" x 8'-6" High Walk-In Cooler	Thermo-Kool	(Custom)											Thermo-Kool Contact: Allison Ishee, Sales Specialist, Thermo-Kool/Mid-South Industries, Inc. 800-647-7047 Email: allison@thermokool.com
K122A1	1	Walk-In Cooler Evaporator Coil	Thermo-Kool	RAL6A113ADARSF	115/1	1.6					3/4"				
K122A2	1	Walk-In Cooler Medium Temperature Condensing Unit	Thermo-Kool	RFON150E4AEANT	208/3	15 MCA 20 MOCP									
K122A3	1	Walk-In Cooler Lighting Package & Monitoring System	Thermo-Kool	(Custom)	115/1										TK4700 Monitor System w/two (2) 48" LED Light Fixtures, LED Light Fixture at Door, & Pilot Light & Switch Assembly
K122B	1	7'-0" x 12'-0" x 8'-6" High Walk-In Freezer	Thermo-Kool	(Custom)											Thermo-Kool Contact: Allison Ishee, Sales Specialist, Thermo-Kool/Mid-South Industries, Inc. 800-647-7047 Email: allison@thermokool.com
K122B1	1	Walk-In Freezer Evaporator Coil w/Heater	Thermo-Kool	RAL6E110DDARSF	208/1	1.0 Fan 9.8 Heater					3/4"				
K122B2	1	Walk-In Freezer Low Temperature Condensing Unit	Thermo-Kool	RFON350L4AEANT	208/3	15.8 MCA 25 MOCP									
K122B3	1	Walk-In Freezer Lighting Package & Monitoring System	Thermo-Kool	(Custom)	115/1										
K123	1	13'-7" x 5'-6" Grease Hood	(By Owner)	(By Owner)											Two (2) 16"x12" Exhaust Duct Collars, 3,250 Total CFM @ 0.62"S.P.
K124	2	Combi Oven w/Stacking Kit 60.71930	Rational	SCC61-LP						(2) 3/4"	2"		3/4"	48.2	
K125	1	24" Spreader Cabinet	(By Owner)	(By Owner)											
K126	1	34" Modular Planchas Range	Garland	M4T									3/4"	99	
K127	2	24" Countertop HotPlate	Garland	GTOG24-4									3/4"	104	
K129	1	Single Pantry Faucet	T&S Brass	B-0260-CR-177F						1/2"					
K130	1	36" Salamander Boiler	Garland	UIR36C									1/2"	40	
K131	1	87" 2-Section Refrigerated Base W/4 Drawers	Delfield	F2987CP	120/1	4.8	C/P	5-15P							
K132	1	Fire Suppression System	Ansul	R102											
K134	2 (1 Per Item)	Chefs Counter & Heated Plate Storage	(By Owner)	(By Owner)	120/1	7.9	Direct								
	2 (1 Per Item)	5-20R Duplex Receptacle			120/1	16	Direct								
	2 (1 Per Item)	RJ45 Data Port			CAT5e		Pigtail								
	4 (2 Per Item)	5-20R Duplex Receptacle			120/1	16	Direct								
K135	4	U/C Refrigerator W/Cold Rail	(By Owner)	(By Owner)	120/1	12.58	JB								
K136	2	2-Pan Hot Food Well	Atlas	WIH2	120/1	14.2	C/P	5-20P			1/2"				
K137	1	POS System Printer	(By Owner)	(By Owner)	120/1	16	C/P	5-20P							
K140	4	Food Warmer	Hatco	UGA-36D3	208/1	9.4	JB		1/2"	1/2"	1-1/2"				
K141	1	Hand Sink w/Faucet	(By Owner)	(By Owner)					1/2"	1/2"	1-1/2"				
K143	1	Dish Dolly	Metro	DH2121C											
K144	1	Ice Bin	Follett	SG1000S-36											
K145	1	Ice Machine	Manitowoc	IDT0900A	208/1	9.5	JB			3/8"	1/2"				
K146	1	Ice Tea Brewer	Fetco	TBS-2121XTS	120/1	14	C/P	5-15P		1/4"					
K148	1	Carbonator	(By Owner)	(By Owner)	120/1	6.5	C/P	5-15P		1/4"					
K151	1	Beverage Counter	(By Owner)	(By Owner)							1"				
K152	1	Ice & Soda Dispenser	Cornelius	Enduro 175	120/1	3	C/P	5-20P		3/8"	1"				Provide 6" PVC Soda Line Conduit to Bag-In-Box Station
K153	1	Coffee Brewer	Fetco	CBS-1152	208/3	32	C/P	15-50P		3/8"					
K155	1	Glass Filler Station	Delfield	307						1/2"	1"				
K156	2	Wall Shelf	(By Owner)	Custom Millwork											
K190	1	24"X24" Floor Mounted Mop Basin & Wall Hung Service Sink Faucet	(By Owner)	(By Owner)					1/2"	1/2"		2"			
K191	4	Compressed Gas Cylinder	(By Owner)	(By Owner)											
K192	1	Carbonator	Lancer	85-1923-00	120/1	6.3	C/P	5-15P		3/8"					
K193	1	Bag-In-Box Rack	(By Owner)	(By Owner)											Provide 6" PVC Soda Line Conduit to Soda Dispenser (Item K152)

SERVING COUNTER EQUIPMENT SCHEDULE

Tag	Qty	Description	Manufacturer	Model	Electrical				Water		Drain		Gas		Notes
					Voltage/Ph	Connected Load (A)	Conn. Type	NEMA	Hot	Cold	Indirect	Direct	Inlet Size	MBH	
SC124	4	Compressed Gas Cylinder	(By Owner)	(By Owner)											
SC125	1	Carbonator	Lancer	85-1923-00	120/1	6.3	C/P	5-15P		3/8"					Connected to Receptacle in SC136
SC136	1	Service Counter	(By Owner)	Custom Millwork											
	6	5-20R Duplex Receptacle	(By Owner)	(By Owner)	120/1	16	Direct								
	1	5-20R Duplex Receptacle	(By Owner)	(By Owner)	120/1	16	Direct								
	1	RJ45 Data Port	(By Owner)	(By Owner)	CAT5e										
SC137	1	POS System Terminal	(By Owner)	(By Owner)	120/1	10	C/P	5-15P							Connected to Receptacle & Data Port in SC136
SC138	1	Drop-In 1-Pan Cold Food Well	Delfield	8118-EFP	120/1	7.5	C/P	5-15P			1"				Connected to Receptacle in SC136
SC139	1	Drop-In 4-Pan Hot Food Well	Delfield	N8759-D	208/1	20	Direct				1"				
SC140	2	Drop-In Frost Top	Delfield	N8240-STP	120/1	7.5	C/P	5-15P							Connected to Receptacle in SC136
SC141	1	Refrigerated Base With Drawers	(By Owner)	(By Owner)	120/1	3.8	JB								
SC142	1	Food Shield W/Display Lighting	Premier	Custom	120/1	10	Pigtail								
SC143	1	Bag-In-Box Rack	(By Owner)	(By Owner)											Provide 6" PVC Soda Line Conduit to Soda Dispenser (Item 144)
SC144	1	Soda Dispenser	Cornelius	Enduro 175	120/1	3	C/P	5-20P		3/8"	1"				Provide 6" PVC Soda Line Conduit to Bag-In-Box Station. Connected to Receptacle in SC136.

BAR EQUIPMENT SCHEDULE

Tag	Qty	Description	Manufacturer	Model	Electrical				Water		Drain		Gas		Notes
					Voltage/Ph	Connected Load (A)	Conn. Type	NEMA	Hot	Cold	Indirect	Direct	Inlet Size	MBH	
B103	1	15 Gallon Waste Container	Carlisle	34201523											
B138	3	18" Drainboard	Glastender	DBB-18							1-1/2"				
B139	1	36" Cocktail Station	Glastender	CBA-36L-CP10							3/4", 1-1/2"				W/10-Circuit Cold Plate
B140	1	18" Bottle Display	Glastender	LDB-18											
B141	2	24" Bottle Cooler	Glastender	ST24-S	120/1	4.5	C/P	5-15P							
B142	1	36" Single Bottle Rail	Glastender	SSR-36											Mounted on 139
B145	1	42" Underbar Drainboard	Glastender	DBB-42							1-1/2"				
B146	1	Glass Washer	Hobart	LXGeR-2	208/1	30.5	Direct		3/4"		1"				With 70deg. Rise Water Booster Heater
B147	1	18" Wet Waste Sink Cabinet	Glastender	SWB-18-DW					3/8"	3/8"	1-1/2"				With Faucet
B149	1	Mechanical Soda Gun	(By Owner)	(By Owner)											
B151	1	18" Handsink	Glastender	DHSA-18					3/8"	3/8"	1-1/2"				
B152	1	Bar Countertop	(By Owner)	Custom Millwork											
B154	1	42" Wide x 11' Long Back Counter w/Upper Display Shelving	(By Owner)	Custom Millwork											
	2	5-15R Single Receptacle	(By Owner)	(By Owner)	120/1	12	Direct								
	2	5-20R Duplex Receptacle	(By Owner)	(By Owner)	120/1	16	Direct								
	1	RJ45 Data Port	(By Owner)	(By Owner)	CAT5e										
B156	2	52" 2-Door Back Bar Refrigerator	Glastender	C1FB52-R	120/1	7	C/P	5-15P							
B158	1	POS System Terminal			120/1	10	C/P	5-15P							
B158A	1	POS System Printer			120/1	10	C/P	5-15P							
B180	2	26" Wide UnderCounter Ice Machine	Manitowac	UDF0140A	120/1	5	C/P	5-15P							
B191	4	Compressed Gas Cylinder	(By Owner)	(By Owner)											
B192	1	Carbonator	Lancer	85-1923-00	120/1	6.3	C/P	5-15P		3/8"					
B193	1	Bag-In-Box Rack	(By Owner)	(By Owner)											

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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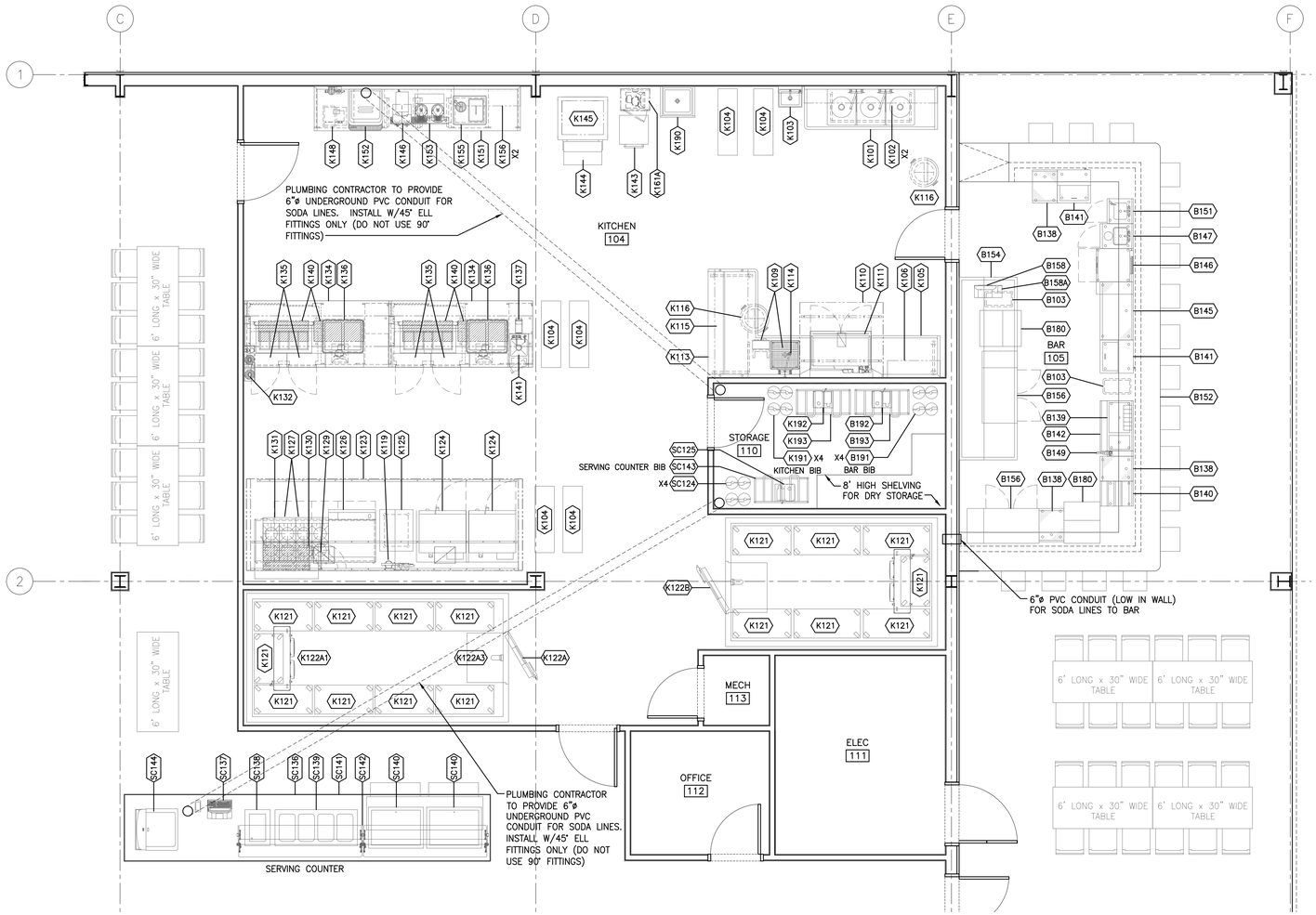
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-	Preliminary	07/11/25
-	Preliminary	07/14/25
-	Preliminary	07/15/25
-	Preliminary	07/21/25
-	Preliminary	07/28/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Coordination	08/28/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
EQUIPMENT SCHEDULES

SHEET:
A-4.0



1 A-4.1 KITCHEN, SERVING COUNTER, AND BAR ENLARGED EQUIPMENT PLAN
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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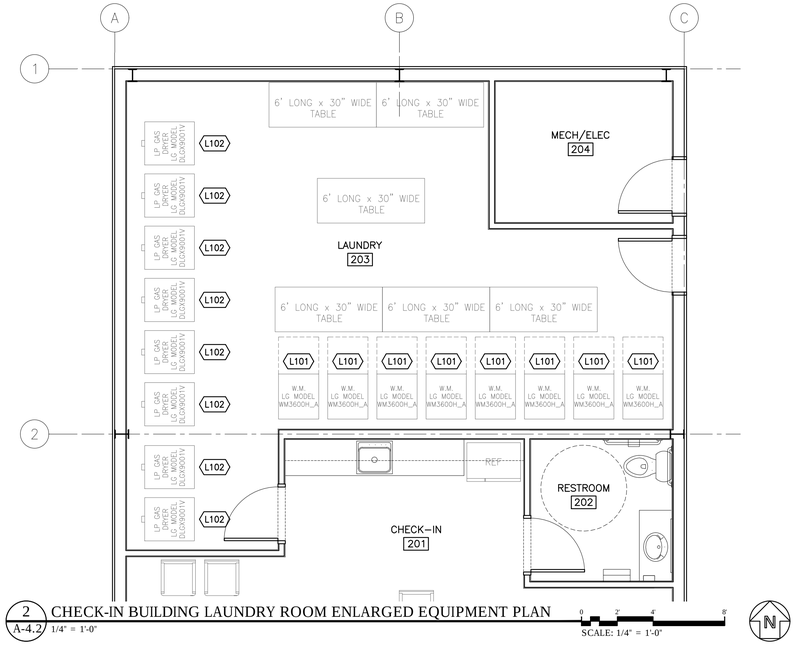
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-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

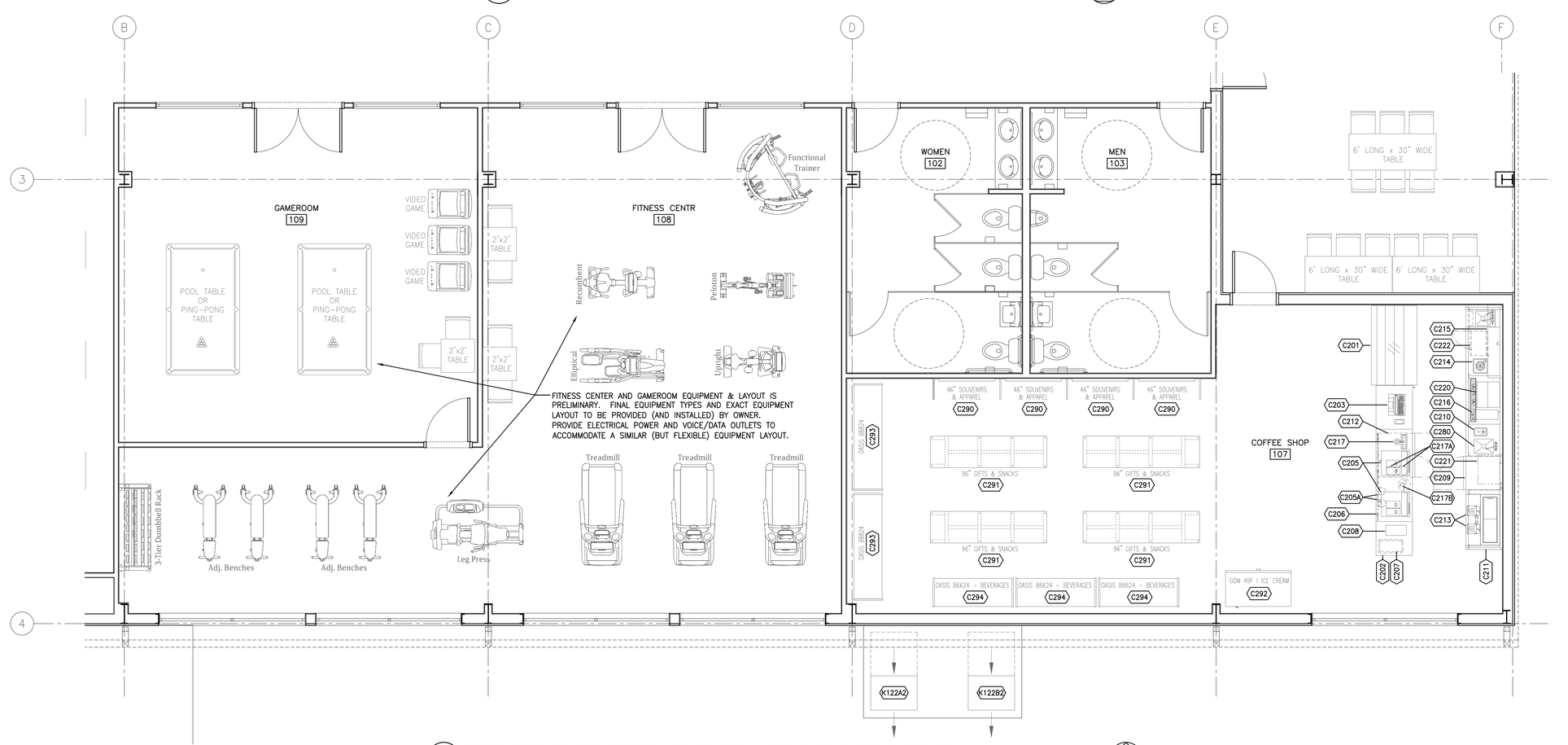
TITLE:
ENLARGED EQUIPMENT PLANS

SHEET:
A-4.1



2 A-4.2 CHECK-IN BUILDING LAUNDRY ROOM ENLARGED EQUIPMENT PLAN
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



1 A-4.2 COFFE SHOP, FITNESS CENTER, AND GAMEROOM ENLARGED EQUIPMENT PLAN
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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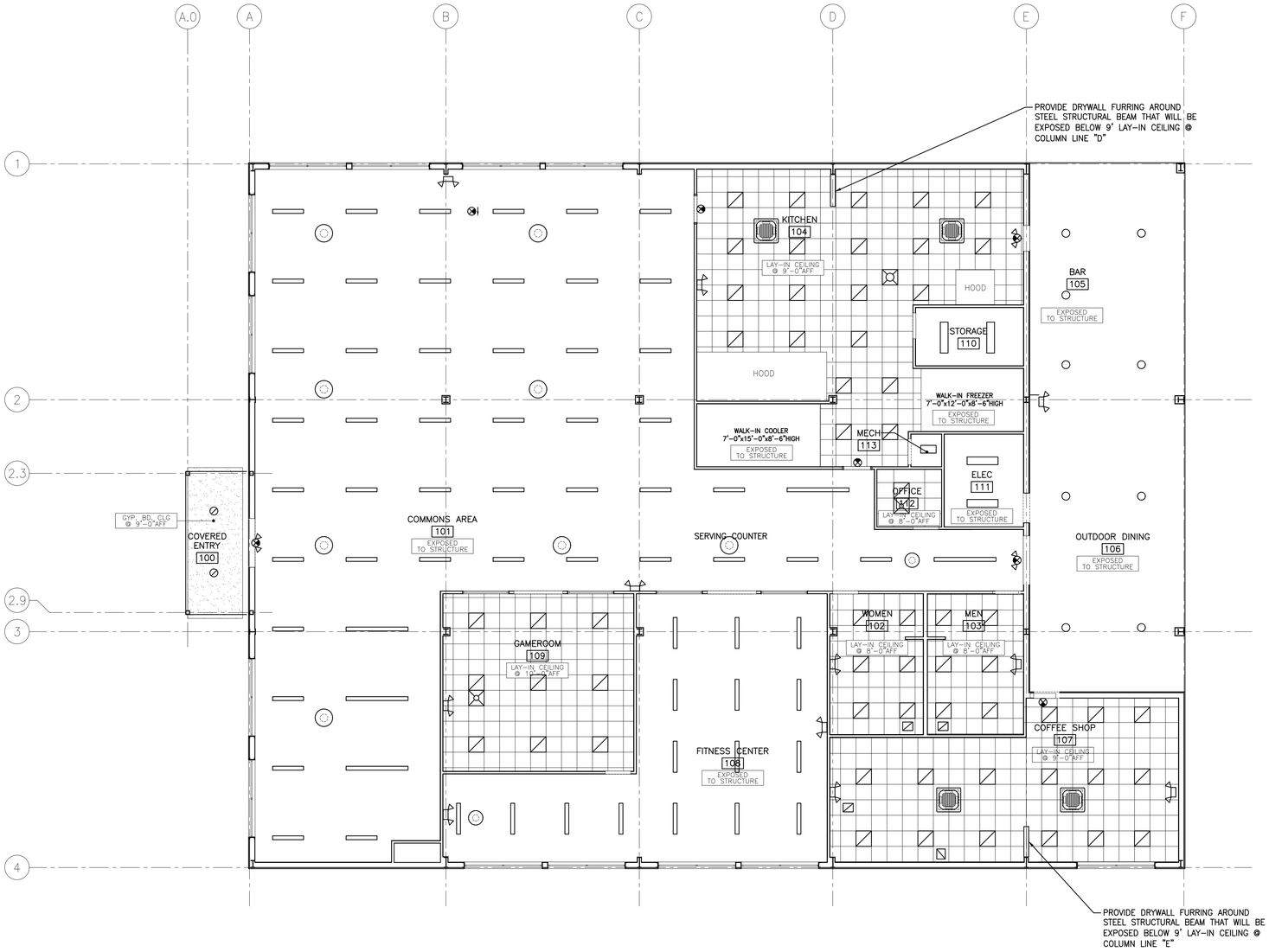
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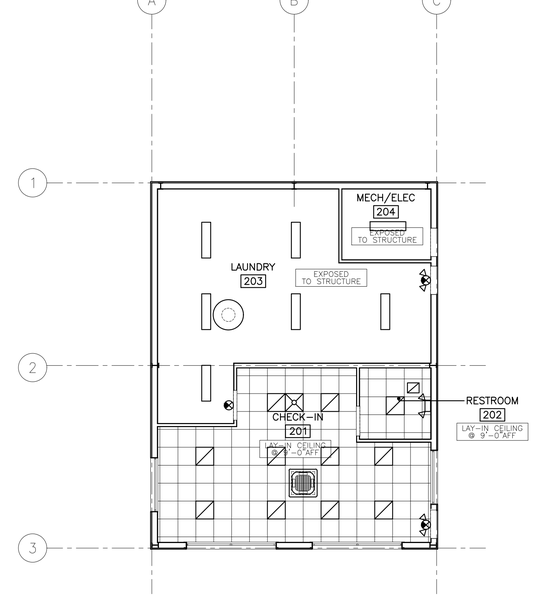
DATE:
September 12, 2025

TITLE:
ENLARGED EQUIPMENT PLANS

SHEET:
A-4.2



1 / A-5.1 COMMONS BUILDING REFLECTED CEILING PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



1 / A-5.1 CHECK-IN, LAUNDRY, & UTILITY BUILDING REFLECTED CEILING PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
REFLECTED CEILING PLANS

SHEET:
A-5.1

PLUMBING LEGEND

ABBREVIATION	SYMBOL	DECRIPTION
CW		POTABLE COLD WATER
HW		POTABLE HOT WATER SUPPLY
HWR		POTABLE HOT WATER RETURN
S, W, SAN		SOIL, WASTE OR SANITARY SEWER BELOW FLOOR
S, W, SAN		SOIL, WASTE OR SANITARY SEWER ABOVE FLOOR
V		SANITARY VENT
ST	ST	STORM SEWER OR ROOF DRAIN PIPING
G	G	LIQUID PROPANE (LP) GAS
TP	TP	TRAP PRIMER LINE
FM	FM	SANITARY FORCE MAIN
ELEC	ELEC	UNDERGROUND ELECTRICAL CONDUIT (C)
DN		PIPE TURNING DOWN
UP		PIPE TURNING UP
		PIPE TURNING DOWN W/TEE
BV		MANUAL SHUT-OFF VALVE (BALL VALVE)
		HOT WATER SYSTEM BALANCING VALVE
PRV		PRESSURE REDUCING VALVE
CV		CHECK VALVE
		STRAINER
		UNION
		THERMOMETER
PG		PRESSURE GAUGE WITH GAUGE COCK
TP		TRAP PRIMER VALVE
		VACUUM RELIEF VALVE
NFWH		NON-FREEZE WALL HYDRANT
CO/WCO		CLEANOUT PLUG/WALL CLEANOUT
GCO/FCO		GRADE CLEANOUT/FLOOR CLEANOUT
		P-TRAP
FD	FDC	FLOOR DRAIN
HD	HDC	HUB DRAIN
	S #	SANITARY RISER DIAGRAM DESIGNATION
	W #	WATER SUPPLY RISER DIAGRAM DESIGNATION
A/C	N.A.	ABOVE CEILING
B/F	N.A.	BELOW FLOOR
(E)	N.A.	EXISTING

PLUMBING GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE CODES IN THE US VIRGIN ISLANDS AND LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
2. ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS AND THE LOCAL AHJ.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR PROPER EQUIPMENT INSTALLATION PRIOR TO SUBMITTING EQUIPMENT SHOP DRAWINGS FOR APPROVAL.
4. CONTRACTOR SHALL VERIFY ALL VOLTAGE AND POWER REQUIREMENTS AND COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED.
5. THE CONTRACTOR SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED OR MAINTAINED IN FULLY ACCESSIBLE POSITION. EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, VALVES, TRAPS, CLEAN OUTS, MOTORS, CONTROLLERS, DRAIN POINTS, ETC. IF REQUIRED FOR ACCESSIBILITY. FURNISH ACCESS DOORS FOR THIS PURPOSE. MINOR DEVIATIONS FROM THE DRAWINGS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY, AND ANY CHANGE FOR THAT PURPOSE SHALL BE SUBMITTED FOR APPROVAL AND FIELD DOCUMENTED ON REDLINE DRAWING PRINTS.
6. CONTRACTOR IS PROHIBITED FROM USING LEAD BASED SOLDER FOR ANY SYSTEM WHICH COMES IN CONTACT WITH DOMESTIC, OR POTABLE WATER.
7. UNLESS OTHERWISE SPECIFIED, ALL ANCHORS, BOLTS, SCREWS, FITTINGS, FILLER, HARDWARE, ACCESSORIES, TRIM AND OTHER PARTS REQUIRED FOR, OR IN CONNECTION WITH, AN ITEM OR MATERIAL TO MAKE A COMPLETE, SERVICEABLE, FINISHED AND QUALITY INSTALLATION SHALL BE FURNISHED AS PART OF THE ITEM OR MATERIAL, WHETHER CALLED FOR OR NOT.
8. UNLESS OTHERWISE SPECIFICALLY MENTIONED, ALL ITEMS AND PARTS THEREOF THAT ARE MADE OF STEEL, IRON OR OTHER FERROUS METAL THAT ARE NOT GALVANIZED, PLATED OR OTHERWISE SPECIFIED TO BE FACTORY FINISHED, SHALL BE CLEANED AND PAINTED WITH ONE COAT OF HIGH QUALITY RUST INHIBITIVE METALLIC PRIMER. AFTER INSTALLATION, ALL EXPOSED METAL CONNECTIONS AND ABRASIONS SHALL BE TOUCHED-UP WITH THE SAME MATERIAL AS THE SHOP COAT AND LEFT IN GOOD CONDITION FOR FINAL FINISHING, IF REQUIRED.
9. ALL ITEMS SHALL BE FURNISHED AND INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE IN THE FIELD CONCERNED. MANUFACTURED ITEMS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS, SPECIFICATIONS AND WRITTEN RECOMMENDATIONS. ALL WORKING PARTS SHALL BE PROPERLY ADJUSTED AFTER INSTALLATION AND LEFT IN PERFECT WORKING ORDER. ITEMS IN ALL CASES SHALL BE INSTALLED PLUMB.
10. ALL DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS, EQUIPMENT AND CLEARANCES SHOWN SHALL BE COMPLIED WITH AS MINIMUM REQUIREMENTS.
11. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY FEES, PERMITS AND INSPECTIONS FOR APPLICABLE PORTIONS OF THE WORK.
12. PLUMBING FIXTURES SHOWN ON FLOOR PLANS ARE ARCHITECTURAL SYMBOLS. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATION OF PLUMBING FIXTURES. (IE SINK SIZE AND COUNTERTOP SPACE, ETC.) PLUMBING FIXTURE SCHEDULE GOVERNS EXACT TYPE AND CONFIGURATION OF EACH FIXTURE.
13. THE CONTRACTOR SHALL OBTAIN EXACT WALL, FIXTURE, AND LAYOUT DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ROUGH-IN AND INSTALLATION DRAWINGS FOR ALL PLUMBING FIXTURES, KITCHEN EQUIPMENT, OWNER FURNISHED EQUIPMENT, AND SHALL COORDINATE THE PLUMBING INSTALLATION PRIOR TO COMMENCING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY VALVES, CONNECTIONS, TRAPS, ACCESS PANELS, UNIONS, ESCUTCHEONS, WATER HAMMER ARRESTORS, VACUUM BREAKERS, RELIEF VALVES, PIPE INSULATION, AND EQUIPMENT SPECIALTY DEVICES AS REQUIRED TO FACILITATE COMPLETE AND OPERATIONAL CONDITIONS WHICH ARE IN STRICT COMPLIANCE WITH THE FIXTURE OR EQUIPMENT, MANUFACTURERS INSTALLATION INSTRUCTIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CIVIL DRAWINGS AND ACTUAL SITE CONDITIONS TO ENSURE SANITARY, STORM AND GREASE WASTE INVERTS AVAILABLE ON SITE WILL ACCOMMODATE THE PLANNED BUILDING GRAVITY DRAINAGE PIPING. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
15. PIPING PENETRATIONS THROUGH ALL FLOOR ASSEMBLIES, AND FIRE RATED WALL/PARTITION ASSEMBLIES SHALL HAVE EQUIVALENTLY RATED UL PENETRATION ASSEMBLIES. SUBMIT ALL PENETRATION ASSEMBLIES AND MANUFACTURER'S DATA TO THE ENGINEER FOR APPROVAL.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UNDERSLAB PLUMBING WITH THE STRUCTURAL FRAMING DRAWINGS, STRUCTURAL FOUNDATION DRAWINGS, GRADE BEAMS, THICKENED SLABS, AND ALL FOOTINGS.
17. COORDINATE THE ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO PURCHASING EQUIPMENT. SHOP DRAWINGS SHALL INDICATE VOLTAGE, PHASE, MINIMUM CIRCUIT AMPACITY, AND MAXIMUM OVERCURRENT PROTECTION.
18. COORDINATE WITH GENERAL TRADES CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL PLUMBING SYSTEMS THAT REQUIRE ACCESS.
19. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS FOR ADEQUATE WALL THICKNESS TO ENSURE ALL SANITARY PIPING, VENT PIPING, WATER PIPING, WALL CLEANOUTS, HOSE BIBBS, NON FREEZE HOSE BIBBS, AND RECESSED ACCESS PANELS WILL FIT IN WALL SPACE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF WALL SPACE IS INADEQUATE PRIOR TO COMMENCING WITH THE WORK.
20. PRESSURE TESTS SHALL BE PERFORMED TO PROVE PIPING SYSTEMS INSTALLED TO BE TIGHT UNDER PRESSURE AND DURATION AS FOLLOWS:
GRAVITY PIPING: FILL WITH WATER TO POINT OF OVERFLOW AT NOT LESS THAN 10 FEET OF HEAD. MAINTAIN WATER LEVEL DURING INSPECTION OF ALL JOINTS.
PRESSURE PIPING: MAINTAIN 100 PSI HYDROSTATIC PRESSURE FOR 1 HOUR.

TEST BY SECTION OR BY ENTIRE SYSTEM. CLOSE OFF OPENINGS WITH PLUGS OR SECTIONALIZING VALVES. PROVE TIGHTNESS OF SYSTEM WITHOUT LOSS OF TEST LEVEL OR PRESSURE. CORRECT ANY LEAKS AND RETEST.

PLUMBING FIXTURE, DRAINS, EQUIPMENT, & ACCESSORY SCHEDULE

ITEM	DESCRIPTION	QUANTITY	WASTE	VENT	WATER RUNOUT		WATER CONNECTION		ELECTRICAL DATA		NOTES
					CW	HW	CW	HW	VOLT/PH	ELEC. LOAD	
WC1	WATER CLOSET	3	3"	2"	1/2"	–	3/8"	–	–	–	1
WC2	WATER CLOSET – ADA	1	3"	2"	1/2"	–	1/2"	–	–	–	2
WC2R	WATER CLOSET – ADA – RIGHT-HAND TRIP	2	3"	2"	1/2"	–	1/2"	–	–	–	3
UR1	URINAL – ADA	1	2"	2"	3/4"	–	3/4"	–	–	–	4
LV1	LAVATORY – WALL HUNG – ADA	2	1-1/4"	1-1/2"	1/2"	1/2"	3/8"	3/8"	–	–	5
LV2	LAVATORY – DROP-IN – ADA	5	1-1/4"	1-1/2"	1/2"	1/2"	3/8"	3/8"	–	–	6
SK1	SINGLE COMPARTMENT SINK	1	1-1/2"	1-1/2"	1/2"	1/2"	3/8"	3/8"	–	–	7
SK2	DOUBLE COMPARTMENT SINK	0	1-1/2"	1-1/2"	1/2"	1/2"	3/8"	3/8"	–	–	8
MS1	MOP SINK	1	2"	1-1/2"	1/2"	1/2"	1/2"	–	–	–	9
WB1	WASHING MACHINE SERVICE BOX	8	2"	1-1/2"	1/2"	1/2"	1/2"	1/2"	–	–	10
IB1	ICE OR COFFEE MAKER SERVICE BOX	2	–	–	1/2"	–	1/2"	–	–	–	11
CD1	CONDENSATE HUB DRAIN	0	2"	1-1/2"	–	–	–	–	–	–	12
WH1	WALL HYDRANT (HOSE BIBB)	5	–	–	3/4"	–	3/4"	–	–	–	13
FD1	FLOOR DRAIN	10	3"	2"	–	–	–	–	–	–	14
FS1	FLOOR SINK	14	3"	2"	–	–	–	–	–	–	15
HD1	HUB DRAIN	0	3"	2"	–	–	–	–	–	–	16
3"FCO	FLOOR CLEANOUT	1	3"	–	–	–	–	–	–	–	17
4"FCO	FLOOR CLEANOUT	4	4"	–	–	–	–	–	–	–	18
4"GCO	GRADE CLEANOUT	29	4"	–	–	–	–	–	–	–	19
2"WCO	WALL CLEANOUT	0	2"	–	–	–	–	–	–	–	20
4"WCO	WALL CLEANOUT	3	3"	–	–	–	–	–	–	–	21
GI-1	GREASE INTERCEPTOR	1	4"	–	–	–	–	–	–	–	22
GWH	GAS WATER HEATER	2	–	–	1-1/2"	3/4"	1-1/2"	3/4"	120/1	5.0 A	23
HWCP	HOT WATER RECIRCULATION PUMP	1	–	–	–	3/4"	–	1/2"	120/1	0.121HP/87W	24
LP TANK	1,000 GALLON LP GAS TANK	1	–	–	–	–	–	–	–	–	25
BLCV1	THERMOSTATIC HWR BALANCING VALVE	3	–	–	–	1/2"	–	1/2"	–	–	26
MV-3/8	3/8" THERMOSTATIC MIXING VALVE	5	–	–	3/8"	3/8"	3/8"	3/8"	–	–	27
MV-1	1" THERMOSTATIC MIXING VALVE	1	–	–	1"	1"	1"	1"	–	–	28
LS-1	PACKAGED DUPLEX LIFT STATION	2	4"/2"FM	–	–	–	–	–	208/3	2 @ 2HP Ea.	29
LS-2	PACKAGED DUPLEX LIFT STATION	17	4"/2"FM	–	–	–	–	–	208/3	2 @ 2HP Ea.	30
2"AAV	2" AUTOMATIC AIR VENT (STUDOR VENT)	2	–	2"	–	–	–	–	–	–	31
2"FV	2" CISTERN SUCTION FOOT VALVE	6	–	–	2"	–	2"	–	–	–	32
DWP-1	DOMESTIC WATER PUMP SKID	1	–	–	4"	–	4"	–	208/3	79.2 FLA	33
DWF-1	DOMESTIC FILTRATION SKID	1	–	–	4"	–	4"	–	120/1	20 A CKT.	34

NOTES

1. WATER CLOSET, FLOOR MOUNTED, FLOOR OUTLET, TANK-TYPE WITH OPEN-FRONT SEAT, ANGLE SUPPLY STOP W/ESCUTCHEON, FLEX WATER CLOSET SUPPLY, AND CLOSET FLANGE WITH WAX SEAL.
2. SIMILAR TO WC1 EXCEPT ADA COMPLIANT HEIGHT.
3. SIMILAR TO WC1 EXCEPT ADA COMPLIANT HEIGHT AND RIGHT-HAND TRIP LEVER SO THAT THE TRIP LEVER IS ON THE APPROACH SIDE OF THE WATER CLOSET.
4. URINAL, WALL HUNG, ADA COMPLIANT MOUNTING HEIGHT, WITH MANUAL FLUSH VALVE AND RECESSED URINAL SUPPORT.
5. LAVATORY, ADA COMPLIANT, WALL-HUNG, APPROX. 20"x18" WITH CHROME PLATED ADA COMPLIANT FAUCET, ANGLE SUPPLY STOPS WITH ESCUTCHEONS, TWO FLEX WATER SUPPLIES, LAVATORY GRID DRAIN, DRAIN TAILPIECE/P-TRAP/WASTE ARM WITH ESCUTCHEON, RECESSED WALL-HUNG LAVATORY SUPPORT, AND PRE-FORMED SUPPLY AND WASTE INSULATION KIT FOR ALL EXPOSED PIPING UNDER LAVATORY.
6. LAVATORY, ADA COMPLIANT, DROP-IN, APPROX. 18"WIDE OVAL SHAPED WITH CHROME PLATED ADA COMPLIANT FAUCET, ANGLE SUPPLY STOPS WITH ESCUTCHEONS, TWO FLEX WATER SUPPLIES, LAVATORY GRID DRAIN, DRAIN TAILPIECE/P-TRAP/WASTE ARM WITH ESCUTCHEON, AND PRE-FORMED SUPPLY AND WASTE INSULATION KIT FOR ALL EXPOSED PIPING UNDER LAVATORY.
7. SINGLE COMPARTMENT SINK, STAINLESS STEEL DROP-IN, APPROX. 24"x20", WITH CHROME PLATED KITCHEN SINK FAUCET ON 8" CENTERS W/HAND-SPRAY, CHROME PLATED DRAIN WITH STRAINER, TWO WATER SUPPLY STOPS WITH ESCUTCHEONS, TWO FLEX WATER SUPPLIES, AND DRAIN TAILPIECE/P-TRAP/WASTE ARM WITH ESCUTCHEON.
8. DOUBLE COMPARTMENT SINK, STAINLESS STEEL DROP-IN, APPROX. 33"x20", WITH CHROME PLATED KITCHEN SINK FAUCET ON 8" CENTERS W/HAND-SPRAY, CHROME PLATED DRAIN WITH STRAINER, TWO WATER SUPPLY STOPS WITH ESCUTCHEONS, TWO FLEX WATER SUPPLIES, AND DRAIN TAILPIECE/P-TRAP/WASTE ARM WITH ESCUTCHEON.
9. MOP SINK, FLOOR MOUNTED, 24"x24"x10"HIGH BASIN WITH CENTER DRAIN, AND WALL MOUNTED SERVICE SINK FAUCET WITH THREADED SPOUT.
10. WASHING MACHINE SERVICE BOX, PVC WITH HOT & COLD WATER SUPPLY STOPS AND 2" DRAIN CONNECTION & P-TRAP. (FLEX H&CW SUPPLIES & DRAIN FROM WASHING MACHINE TO BE PROVIDED AND INSTALLED BY OWNER).
11. ICE MACHINE SERVICE BOX, PVC WITH $\frac{1}{4}$"x$\frac{3}{8}$" COLD WATER SUPPLY STOP, AND $\frac{3}{8}$"x2' LONG FLEX WATER SUPPLY FOR CONNECTION TO REFRIGERATOR ICE MACHINE (PROVIDED AND INSTALLED BY OWNER).
12. CONDENSATE HUB DRAIN, 2"PVC P-TRAP RECESSED IN WALL (AT APPROX. 24"AFF) WITH FLEXIBLE ELASTOMETRIC INSULATION ON P-TRAP AND MECHANICAL TRAP SEAL DEVICE INSIDE THE P-TRAP INLET. PROVIDE ACCESS PANEL IN WALL ADJACENT TO OPEN PIPE HUB (FOR INSPECTION AND/OR CLEANING).
13. WALL HYDRANT (HOSE BIBB), WITH 3/4" HOSE THREAD NOZZLE & INTEGRAL VACUUM BREAKER.
14. FLOOR DRAIN, PVC BODY FLOOR DRAIN WITH 3"OUTLET, 5"DIA. NICKEL BRONZE HEEL-PROOF GRATE, AND MECHANICAL TRAP SEAL DEVICE INSIDE THE FLOOR DRAIN BODY.
15. FLOOR SINK, 8"x8" COATED CAST IRON WITH 3"OUTLET AND MECHANICAL TRAP SEAL DEVICE INSIDE THE FLOOR SINK BODY
16. HUB DRAIN, 3"PVC P-TRAP BELOW GRADE WITH OPEN PIPE HUB @ 2"A.F.F..
17. 3" FLOOR CLEANOUT, PVC BODY FLOOR CLEANOUT WITH ADJUSTABLE SCORIATED NICKEL BRONZE TOP.
18. 4" FLOOR CLEANOUT, PVC BODY FLOOR CLEANOUT WITH ADJUSTABLE SCORIATED NICKEL BRONZE TOP.
19. 4" GRADE CLEANOUT, PVC BODY FLOOR CLEANOUT WITH ADJUSTABLE SCORIATED NICKEL BRONZE TOP, AND PROVIDED WITH 12"x12" CONCRETE POURED AT FINISHED GRADE AROUND THE CLEANOUT.
20. 2" WALL CLEANOUT, PVC THEREADED CLEANOUT TEE WITH PVC THREADED CLEANOUT PLUG WITH EXTENSION SCREW AND STAINLESS STEEL ROUND COVER.
21. 4" WALL CLEANOUT, PVC THEREADED CLEANOUT TEE WITH PVC THREADED CLEANOUT PLUG WITH EXTENSION SCREW AND STAINLESS STEEL ROUND COVER.
22. SCHIER GB-250 200 GPM GREASE INTERCEPTOR WITH 2-MANWAYS AND MANWAY EXTENSIONS.
23. AO SMITH CYCLONE, 100 GAL., 199,000 BTUH CONDENSING WATER HEATER. PROVIDE WITH PVC COMBUSTION AIR & INTAKE KIT WITH ROOF VENT TERMINALS.
24. HOT WATER RECIRCULATION PUMP. 1/12 HP @ 120V/1PH WITH LINE VOLTAGE IMMERSION AQUASTAT, CHECK VALVE ON DISCHARGE SIDE & $\frac{3}{4}$"BALL VALVES ON SUCTION AND DISCHARGE SIDE.
25. 1,000 GALLON ABOVEGROUND LP GAS TANK.
26. $\frac{1}{2}$" CIRCUIT SOLVER THERMOSTATIC HOT WATER RETURN SYSTEM BALANCING VALVE.
27. $\frac{3}{8}$" THERMOSTATIC MIXING VALVE TO SERVE SINGLE LAVATORY TO HAND SINK. PROVIDE WITH $\frac{3}{4}$"-$\frac{3}{8}$" DUAL-OUTLET CPVC ANGLE STOP VALVE TO REPLACE THE LAVATORY/HAND SINK SINGLE OUTLET COLD WATER ANGLE STOP.
28. 1" THERMOSTATIC MIXING VALVE.
29. LIBERTY D-3600 SERIES PACKAGED LIFT STATION STATION SYSTEM WITH 36"ø - 8' (96") DEEP WET WELL BASIN, DUPLEX GRINDER PUMPS, FORCE MAIN CHECK VALVES AND BALL VALVES, AND NEMA 4X STANDARD CONTROL PANEL AND FLOAT SWITCHES. EACH GRINDER PUMP SHALL BE 2 HP @ 208V/3PH (LSG-SERIES) DESIGNED TO DELIVER 50 GPM @ 40'T.D.H.
30. LIBERTY D-3600 SERIES PACKAGED LIFT STATION STATION SYSTEM WITH 36"ø - 4' (48") DEEP WET WELL BASIN, DUPLEX GRINDER PUMPS, FORCE MAIN CHECK VALVES AND BALL VALVES, AND NEMA 4X STANDARD CONTROL PANEL AND FLOAT SWITCHES. EACH GRINDER PUMP SHALL BE 2 HP @ 208V/3PH (LSGX-SERIES) DESIGNED TO DELIVER 30 GPM @ 90'T.D.H.
31. 2" AUTOMATIC AIR VENT (STUDOR VENT).
32. 2" CISTERN SUCTION FOOT VALVE.
33. TRIPLEX DOMESTIC WATER PUMP SKID WITH EACH PUMP DESIGNED FOR 130 GPM @ 85 PSI (390 GPM TOTAL). NSF RATED, STAINLESS STEEL CONSTRUCTION WITH VARIABLE SPEED PUMPS AND DIGITAL CONTROLS & TOUCH-SCREEN CONTROLLER.
34. DOMESTIC WATER FILTRATION SKID. 265 GMP, 4"CW CONNECTIONS, NSF RATED, STAINLESS STEEL CONSTRUCTION WITH STAGE 1 BAG/MEDIA FILTER AND STAGE 2 UV FILTER W/6-UV LAMPS, AND PLC CONTROLLER. CONTRACTOR TO PROVIDE MANUAL BYPASS (W/SHUT-OFF VALVE) FOR SERVICE OF FILTER SKID.

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September 12, 2025

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PLUMBING SCHEDULES

SHEET:
P-0.1

PLUMBING PIPING MATERIALS AND VALVE APPLICATIONS SCHEDULE

KEYED NOTES:

(A) 1/8" PER FOOT MINIMUM SLOPE FOR PIPING 4" AND LARGER.
1/4" PER FOOT MINIMUM SLOPE FOR PIPING 3" AND SMALLER.

(B) 1/4" PER FOOT MINIMUM SLOPE FOR ALL GREASE WASTE SYSTEMS.

(C) PROVIDE AGA RATED ANODELESS GAS RISERS FOR ALL TRANSITIONS BETWEEN UNDERGROUND AND ABOVEGROUND GAS PIPING.

(D) REFER TO UNDERGROUND PIPING DETAIL FOR ADDITIONAL REQUIREMENTS FOR UNDERGROUND PIPING SYSTEMS.

(E) WHERE MULTIPLE JOINTING METHODS AND/OR INSULATION MATERIALS ARE SPECIFIED, ONE SYSTEM CAN BE CONSIDERED AN ALTERNATE.

	PIPE SIZE	PIPE																FITTINGS										JOINTS								INSULATION	NOTES
		SOLID WALL, SCH. 40 PVC, ASTM D2665	SOLID WALL, SCH. 40 CPVC, ASTM F441	TYPE L HARD DRAWN COPPER TUBING, ASTM B-88	SCH 40 CPVC DOMESTIC WATER PIPE - NSF RATED	SCH 80 CPVC DOMESTIC WATER PIPE - NSF RATED	TYPE L HARD DRAWN COPPER TUBING, ASTM B-88	HIGH DENSITY POLYETHYLENE (HDPE) PRESSURE PIPING - IPS - SDR11 MINIMUM	SCHEDULE 40 CARBON STEEL PIPE	SCH. 40 PVC DRAINAGE PATTERN FITTINGS	SCH 40 CPVC DRAINAGE PATTERN FITTINGS	WROUGHT COPPER OR CAST BRONZE - PRESSURE PATTERN FITTINGS	SCH 40 CPVC PRESSURE FITTINGS	SCH 80 CPVC DOMESTIC WATER PIPE FITTINGS - NSF RATED	HUB & SPIGOT CAST IRON DOMESTIC WATER PIPE FITTINGS - NSF RATED	HIGH DENSITY POLYETHYLENE (HDPE) UNDERGROUND PRESSURE FITTINGS - DR11 MIN.	MALLEABLE IRON THREADED FITTINGS - PRESSURE CLASS 150	SOLVENT CEMENTED	BRAZED WITH SILVER SOLDER	SOLDERED (LEAD-FREE)	THREADED WITH TEFLON BASED JOINT COMPOUND	HUB & SPIGOT OR MECHANICAL MEGA-LUG JOINTS	ROLL-GROOVED MECHANICAL JOINT	THERMAL FUSION - BUTT FUSION OR SOCKET FUSION JOINT	HIGH DENSITY POLYETHYLENE (HDPE) MECHANICAL JOINT	1" FIBERGLASS W/FSK WRAP	1/2" FLEXIBLE UNICELLULAR	1-1/2" FIBERGLASS W/FSK WRAP	5/8" FLEXIBLE UNICELLULAR		
UNDERGROUND & ABOVEGROUND SANITARY WASTE, SANITARY VENT, AND GREASE WASTE SYSTEM VENT LINES	ALL SIZES	●							●									●																(A) (D)	
UNDERGROUND & ABOVEGROUND GREASE WASTE	ALL SIZES		●							●								●																(B) (D)	
UNDERGROUND & ABOVEGROUND ROOF RAIN LEADERS AND STORM SEWER	ALL SIZES	●							●									●																(A) (D)	
UNDERGROUND DOMESTIC COLD WATER	ALL SIZES						●								●										●	●								(D) (E)	
UNDERGROUND DOMESTIC HOT WATER & HOT WATER RETURN	2" AND SMALLER						●								●										●	●		●						(D) (E)	
	2-1/2" AND LARGER						●								●										●	●						●		(D) (E)	
UNDERGROUND SANITARY SEWER FORCE MAINS	ALL SIZES						●								●										●	●								(D) (E)	
UNDERGROUND LP GAS	ALL SIZES							●								●									●		●							(C) (D) (E)	
UNDERGROUND ELECTRICAL CONDUITS	ALL SIZES						●								●										●	●								(D) (E)	
ABOVEGROUND DOMESTIC COLD WATER	2" AND SMALLER				●								●					●																	
	2-1/2" AND LARGER					●								●				●																	
ABOVEGROUND DOMESTIC HOT WATER & HOT WATER RETURN	2" AND SMALLER				●								●					●																(E)	
	2-1/2" AND LARGER					●								●				●																(E)	
AC CONDENSATE DRAINS OR (COLD) ICE MAKER INDIRECT DRAIN LINES	ALL SIZES	●								●								●																(A) (E)	
ABOVEGROUND INDIRECT FOOD SERVICE DRAIN LINES	ALL SIZES	●								●								●																(A)	
ABOVEGROUND LP GAS	ALL SIZES							●								●				●														(C)	

PLUMBING VALVES & ACCESSORIES:

1. Unions: Unions on ferrous pipe shall be ground joint with brass to iron seats and unions on copper piping shall be cast bronze with threaded ends.
2. Gate Valves: Gate valves shall be bronze or stainless steel, rising stem type, threaded ends, rated for 125 psi minimum.
3. Ball Valves: Gate valves shall be bronze or stainless steel, rising stem type, threaded ends rated for 125 psi minimum.
4. Gas Valves: Valves for gas systems and gas pressure regulator shall be AGA Rated for LP or Natural Gas Service. Refer to plans and details for valve types.

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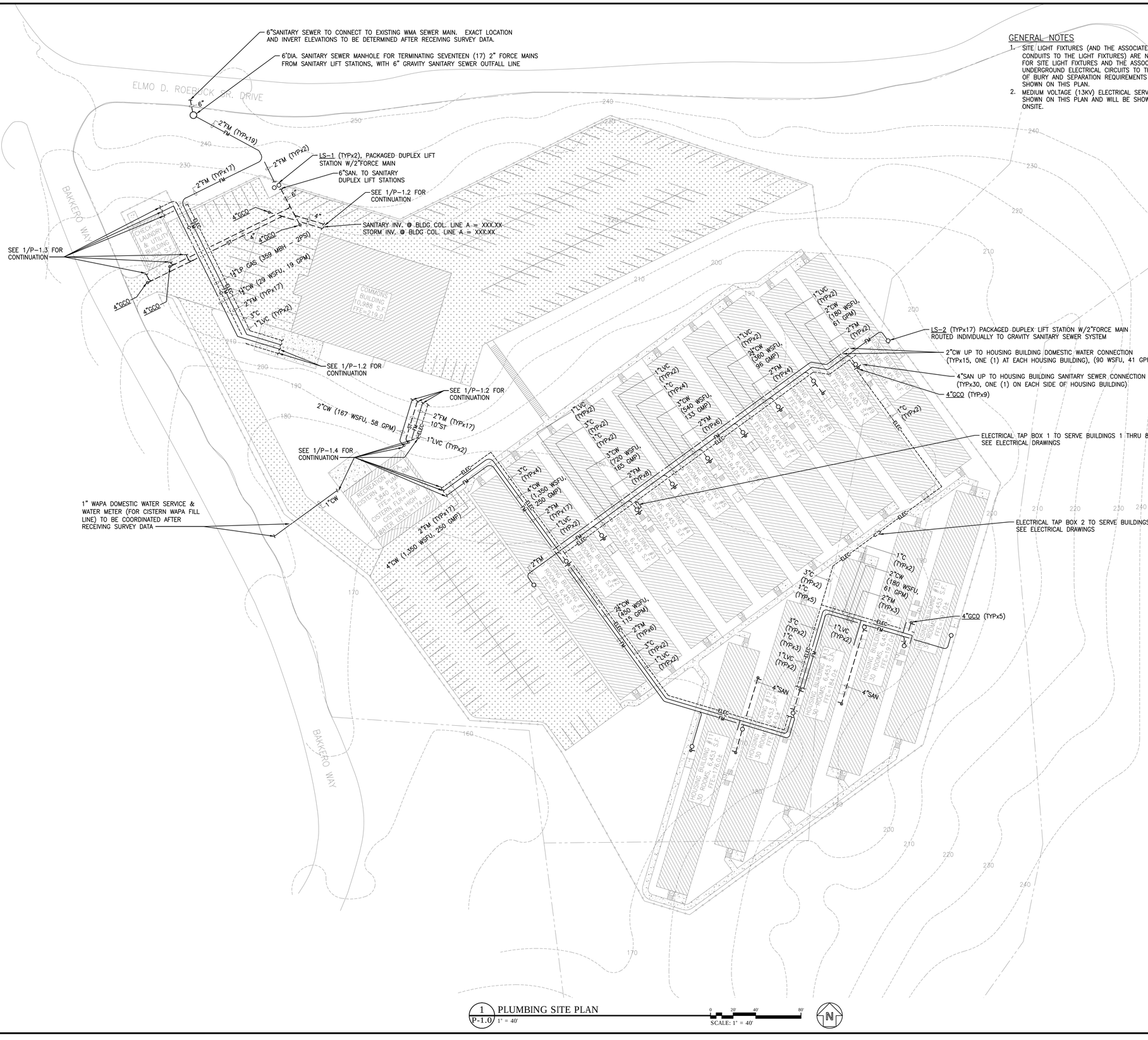
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PLUMBING SCHEDULES

SHEET:
P-0.2



GENERAL NOTES

1. SITE LIGHT FIXTURES (AND THE ASSOCIATED BRANCH CIRCUIT UNDERGROUND ELECTRICAL CONDUITS TO THE LIGHT FIXTURES) ARE NOT SHOWN ON THIS PLAN. REFER TO SHEET E-0.1 FOR SITE LIGHT FIXTURES AND THE ASSOCIATED ELECTRICAL CIRCUITING. NOTE THAT UNDERGROUND ELECTRICAL CIRCUITS TO THE SITE LIGHT FIXTURES DO NOT REQUIRE THE DEPTH OF BURY AND SEPARATION REQUIREMENTS THAT ARE REQUIRED FOR THE ELECTRICAL CONDUITS SHOWN ON THIS PLAN.
2. MEDIUM VOLTAGE (13KV) ELECTRICAL SERVICE CONDUITS AND IT SERVICE CONDUITS ARE NOT SHOWN ON THIS PLAN AND WILL BE SHOWN ONCE THE EXISTING UTILITY POLES ARE LOCATED ONSITE.

1 P-1.0 PLUMBING SITE PLAN
1" = 40'

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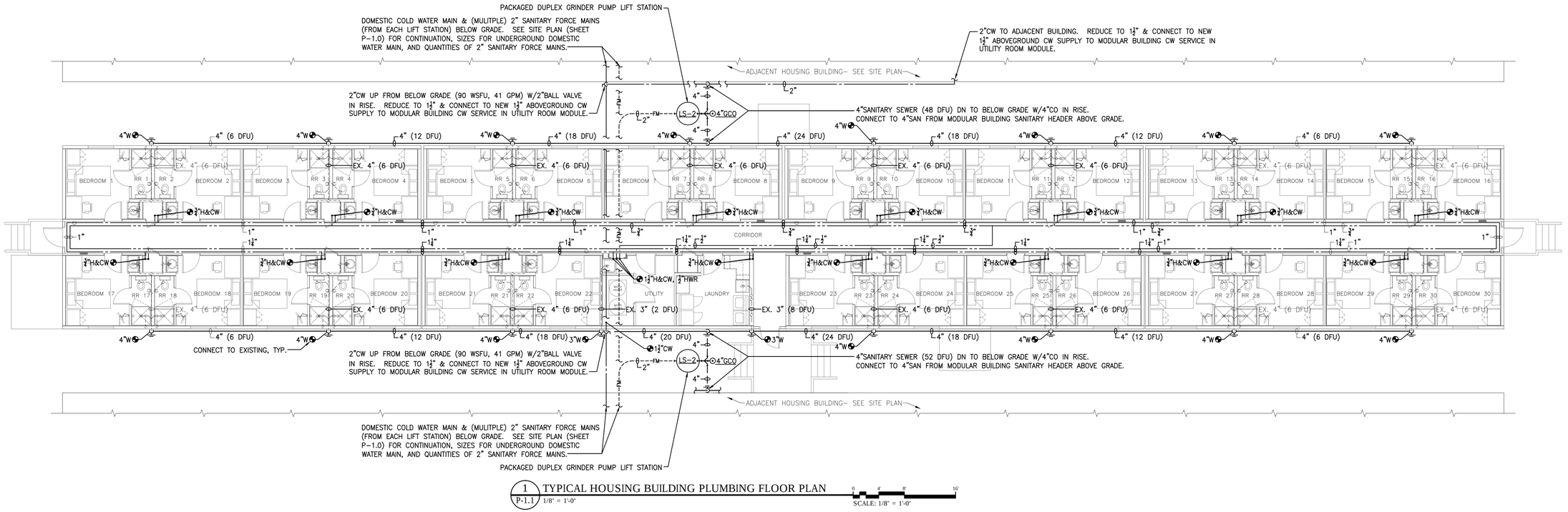
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PLUMBING SITE PLAN

SHEET:
P-1.0



1 P-1.1 TYPICAL HOUSING BUILDING PLUMBING FLOOR PLAN

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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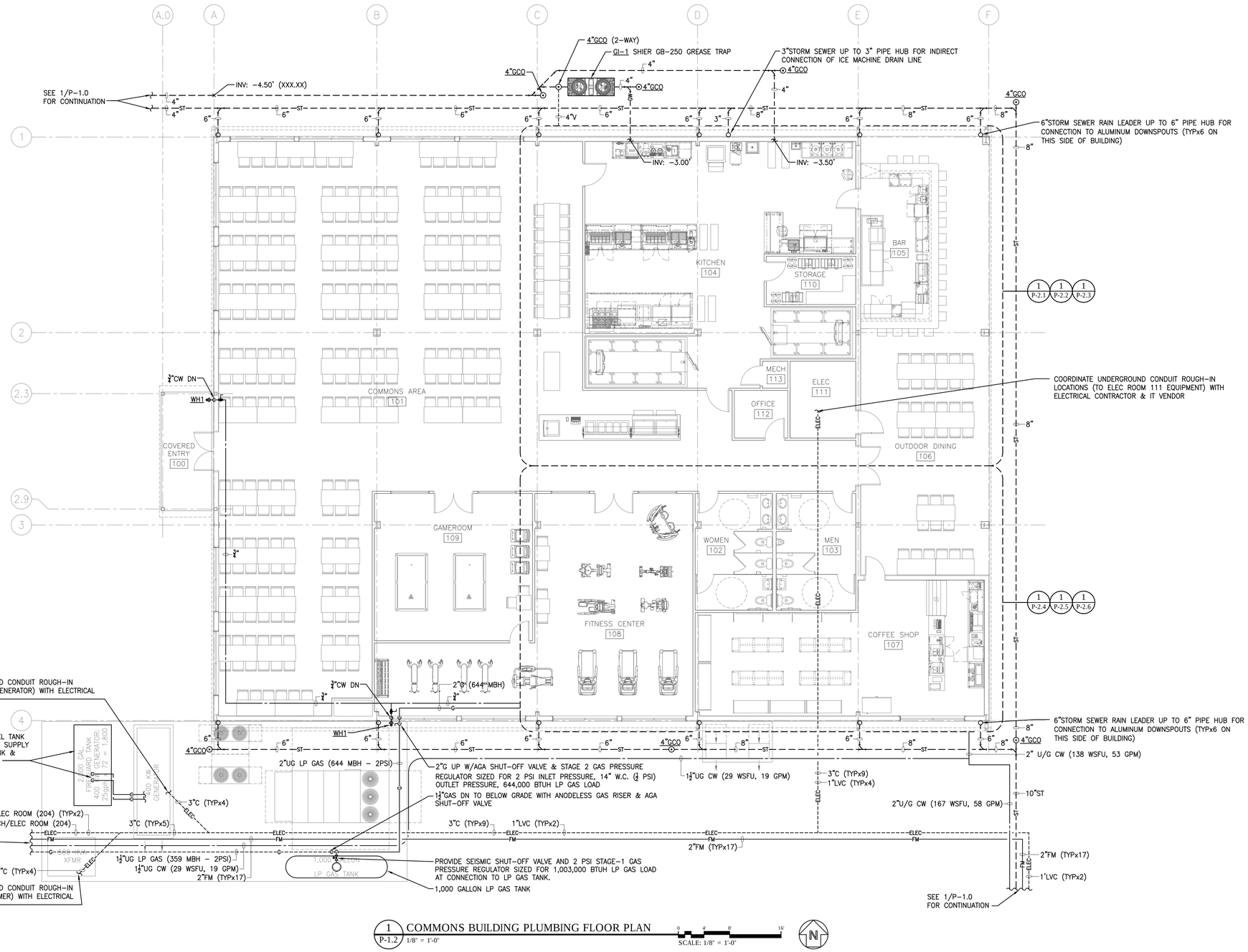
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PLUMBING
HOUSING
BUILDING PLANS

SHEET:
P-1.1



1 P-1.2 COMMONS BUILDING PLUMBING FLOOR PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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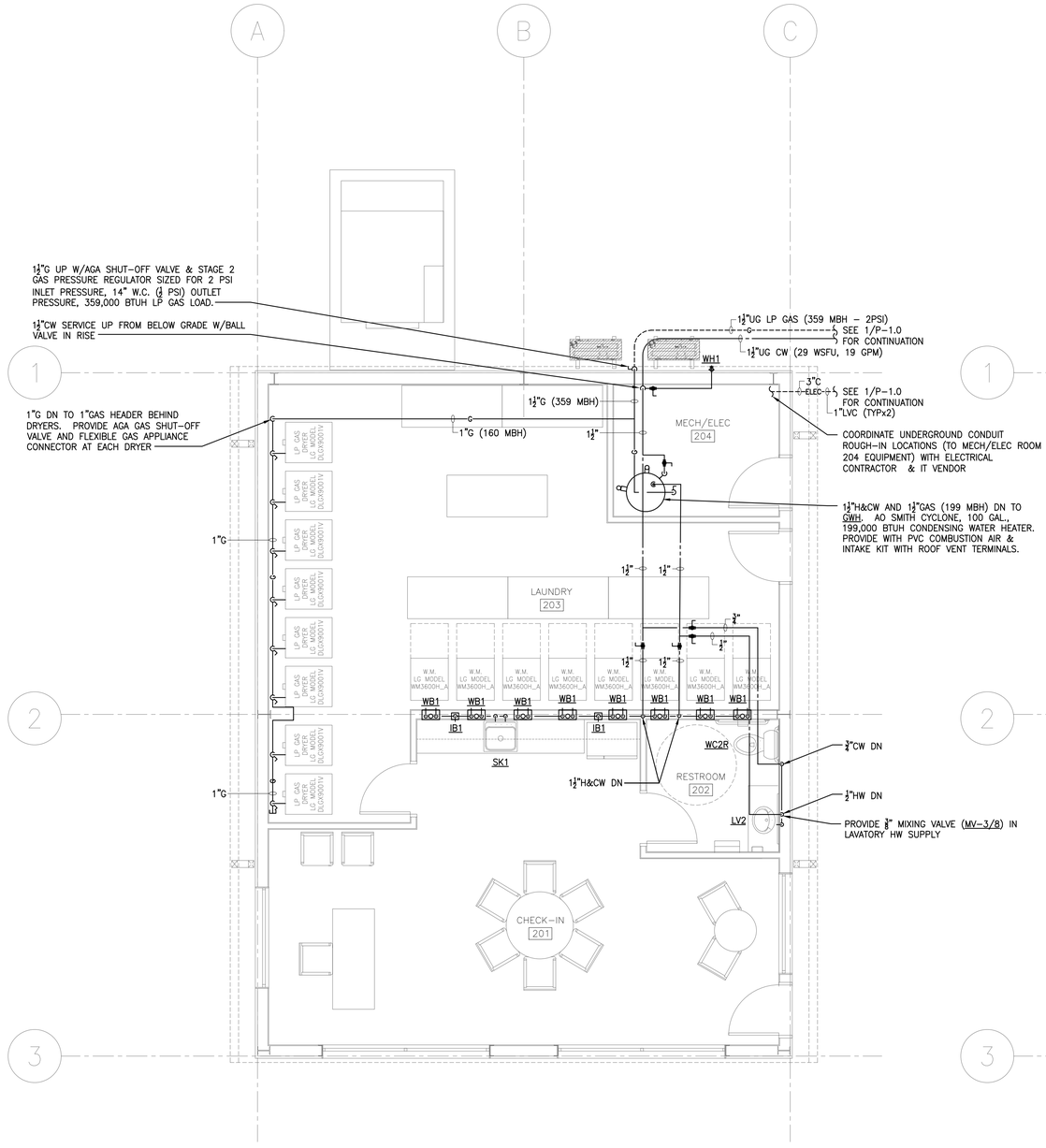
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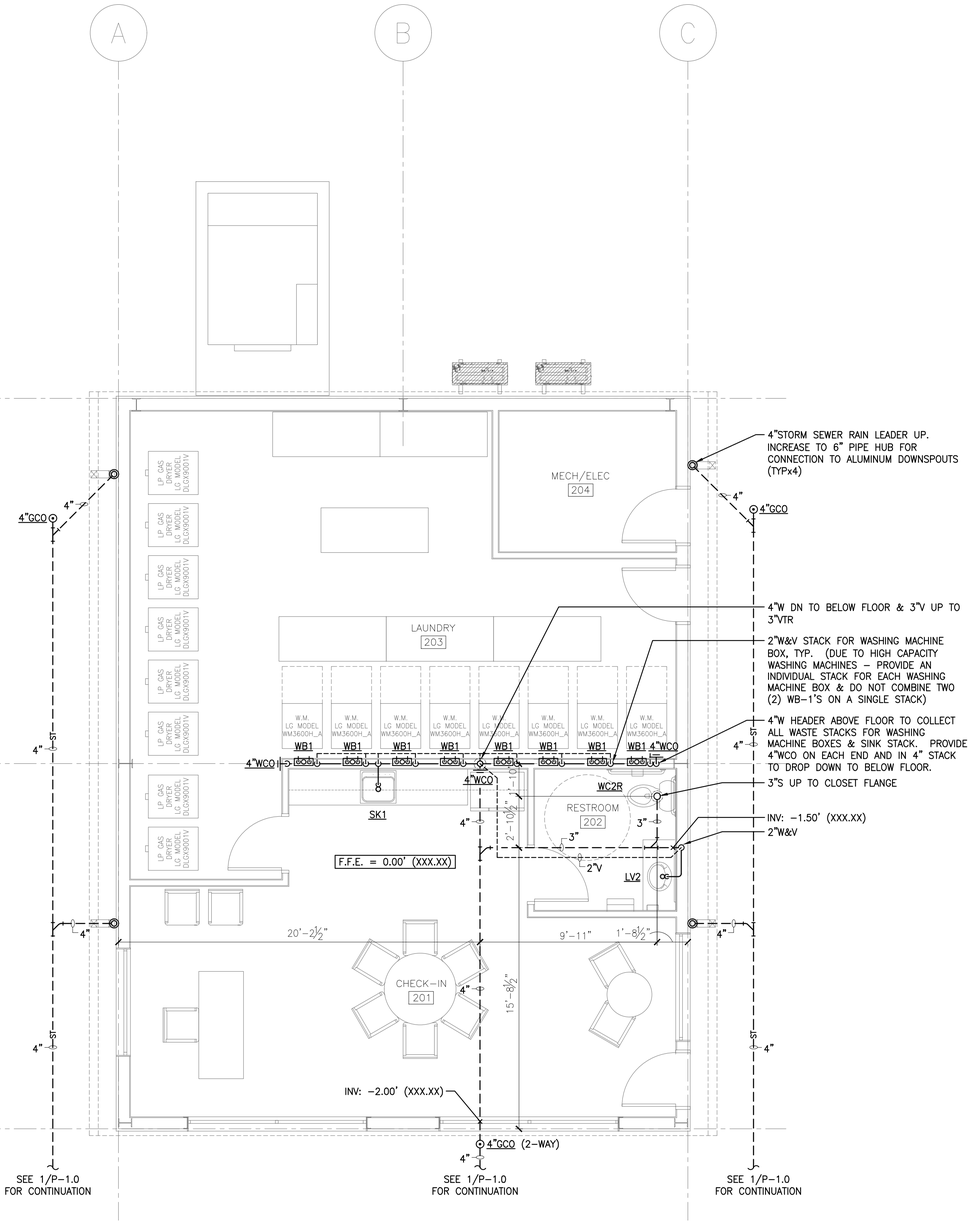
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TITLE:
PLUMBING COMMONS BUILDING FLOOR PLAN

SHEET:
P-1.2



2 P-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING PLUMBING WATER SUPLLY & LP GAS PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



1 P-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING PLUMBING WASTE & VENT PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

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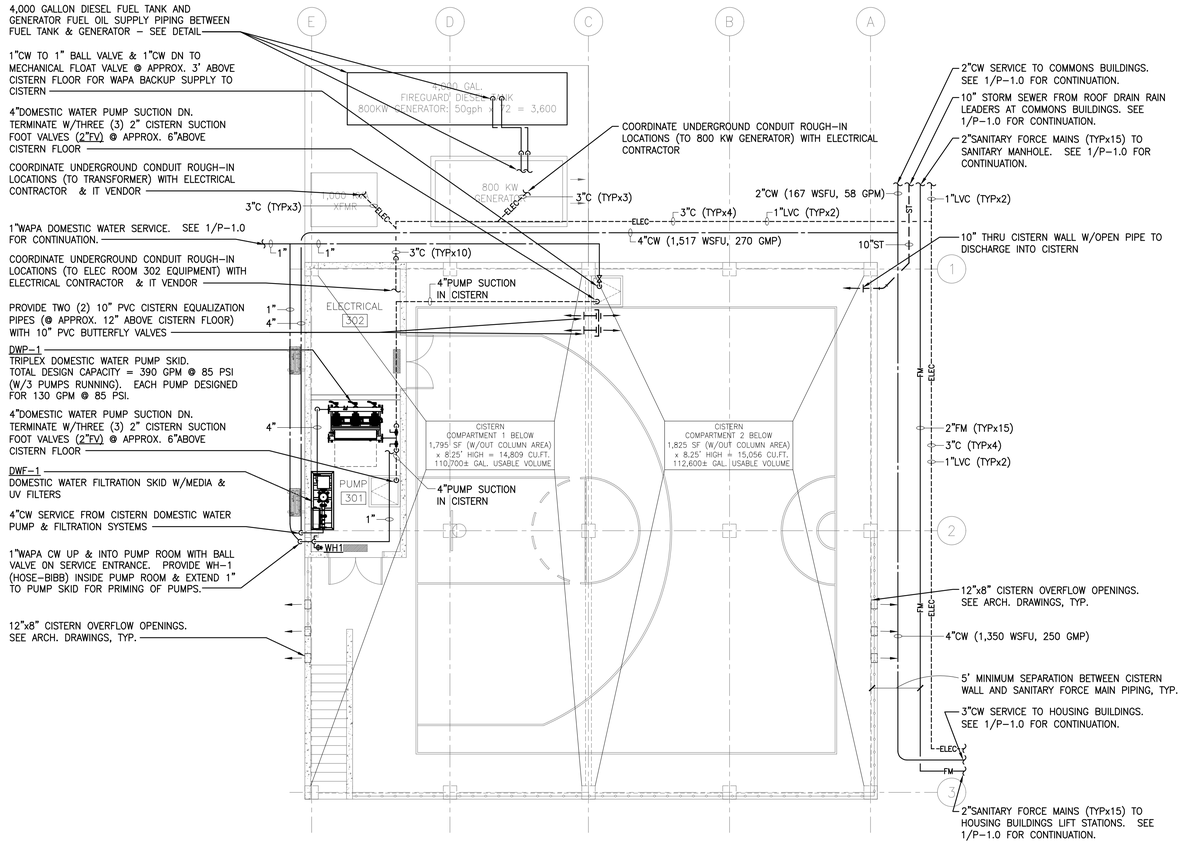
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TITLE:
PLUMBING CHECK-IN, LAUNDRY, & UTILITY BUILDING PLANS

SHEET:
P-1.3



1 / P-1.4 RECREATION AREA, CISTERN, & PUMP ROOM PLUMBING FLOOR PLAN

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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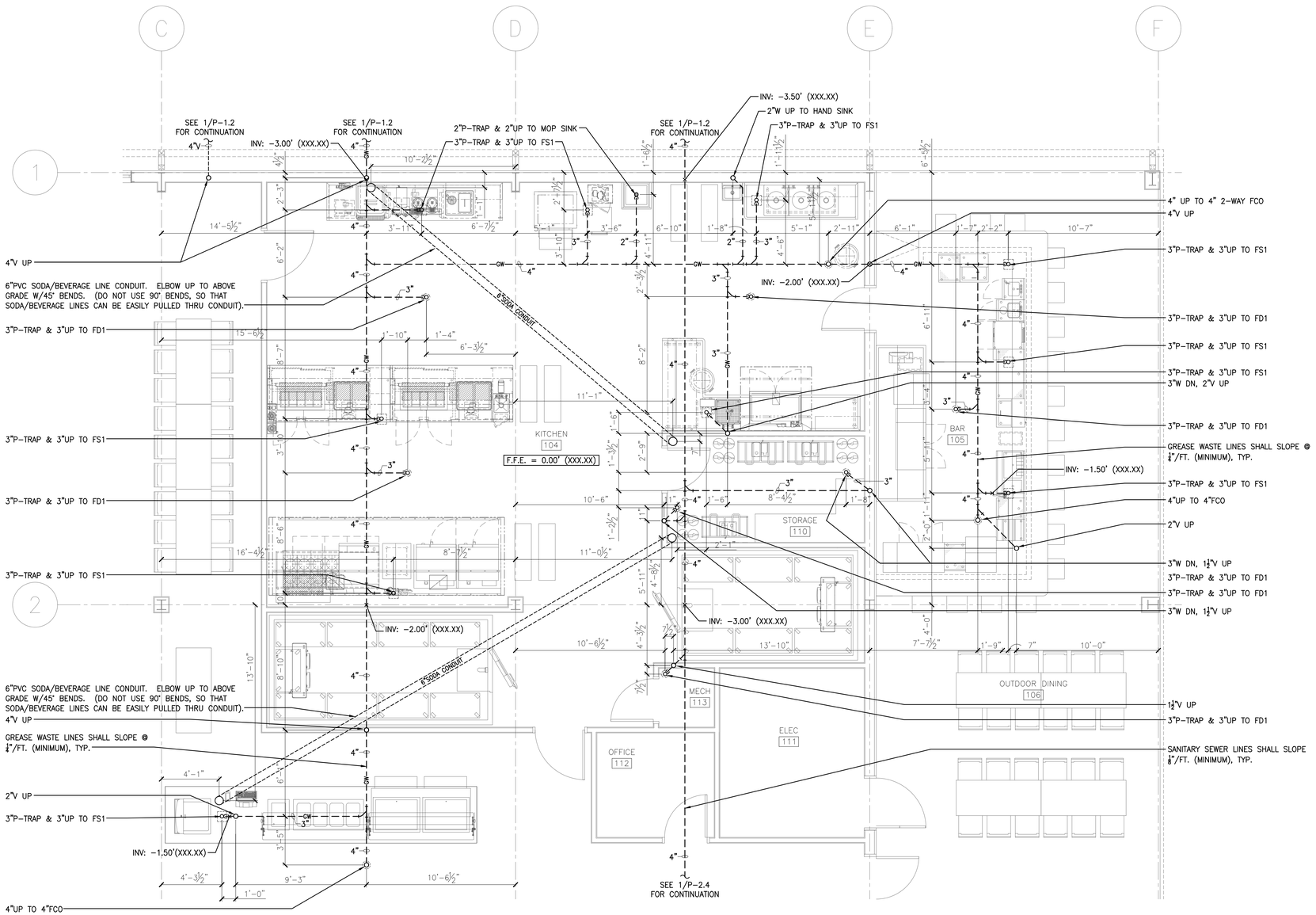
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PLUMBING RECREATION AREA, CISTERN, & PUMP ROOM PLANS

SHEET:
P-1.4



1 P-2.1 ENALRGED PLAN - UNDERGROUND PLUMBING
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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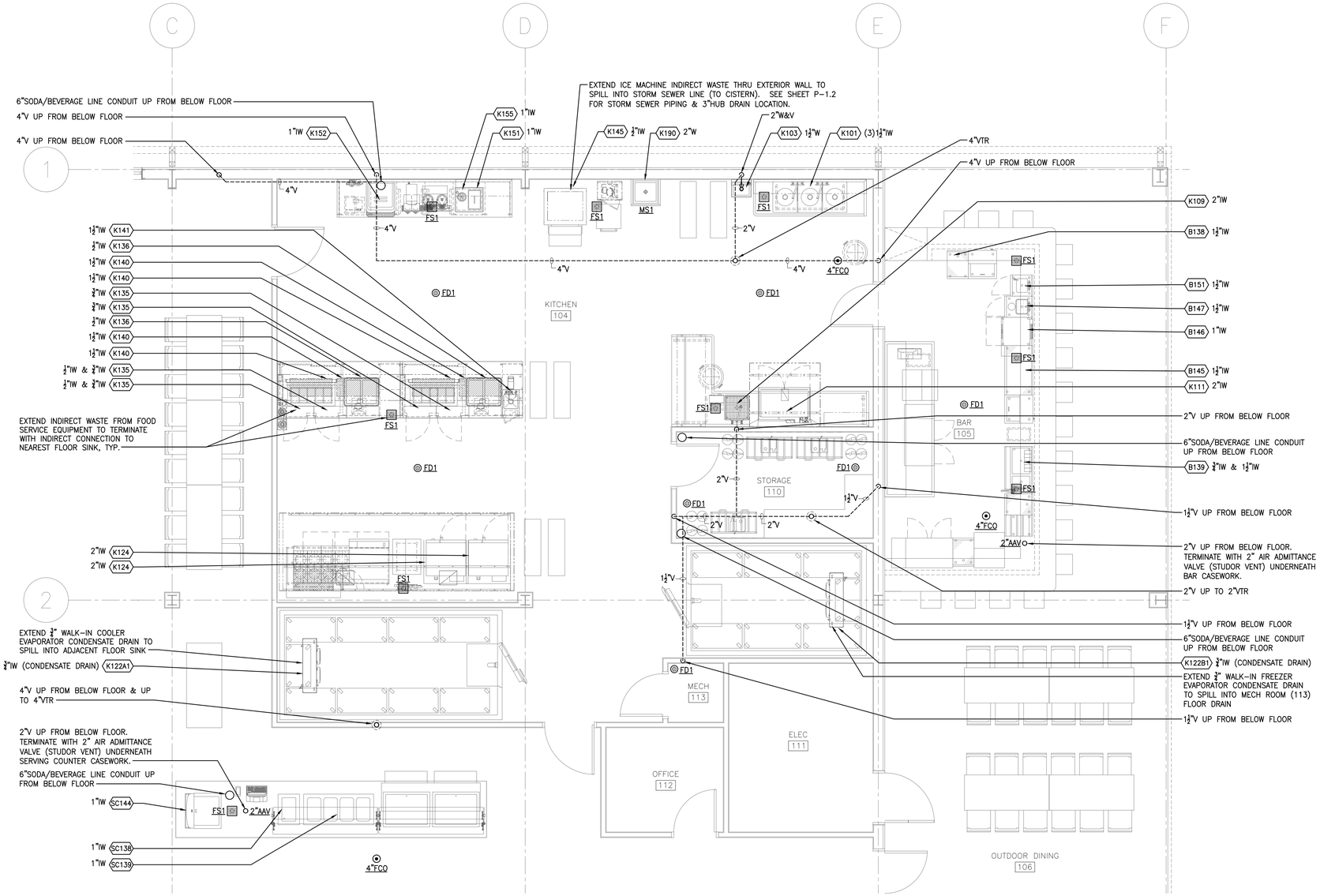
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ISSUE FOR: BID ADDENDUM C

DATE: September 12, 2025

TITLE: PLUMBING ENLARGED PLANS

SHEET: P-2.1



1 / P-3.1 ENALRGED PLAN - ABOVEGROUND WASTE & VENT
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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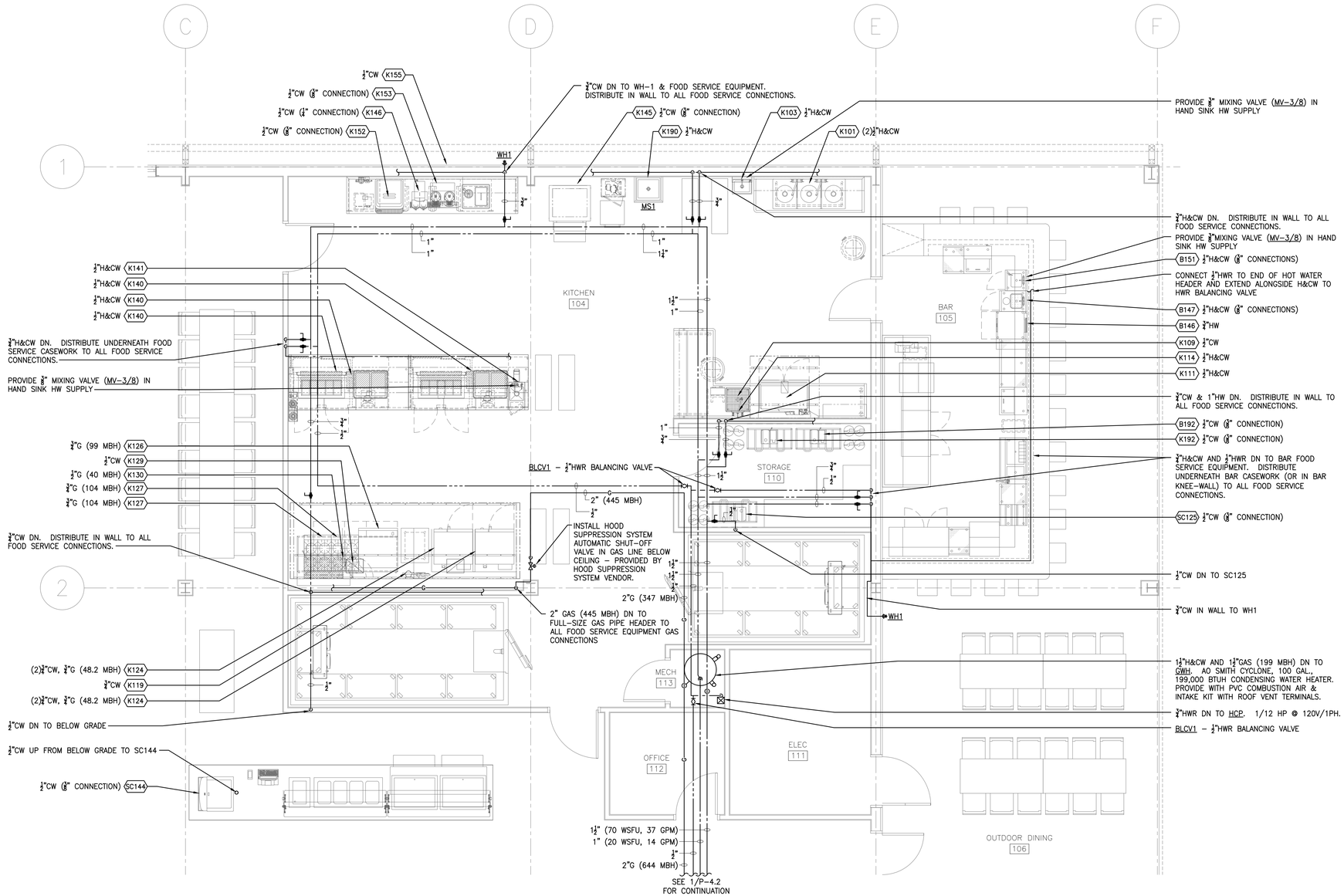
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TITLE:
PLUMBING ENLARGED PLANS

SHEET:
P-2.2



1 P-4.1 ENALRGED PLAN - ABOVEGROUND WATER SUPPLY & LP GAS
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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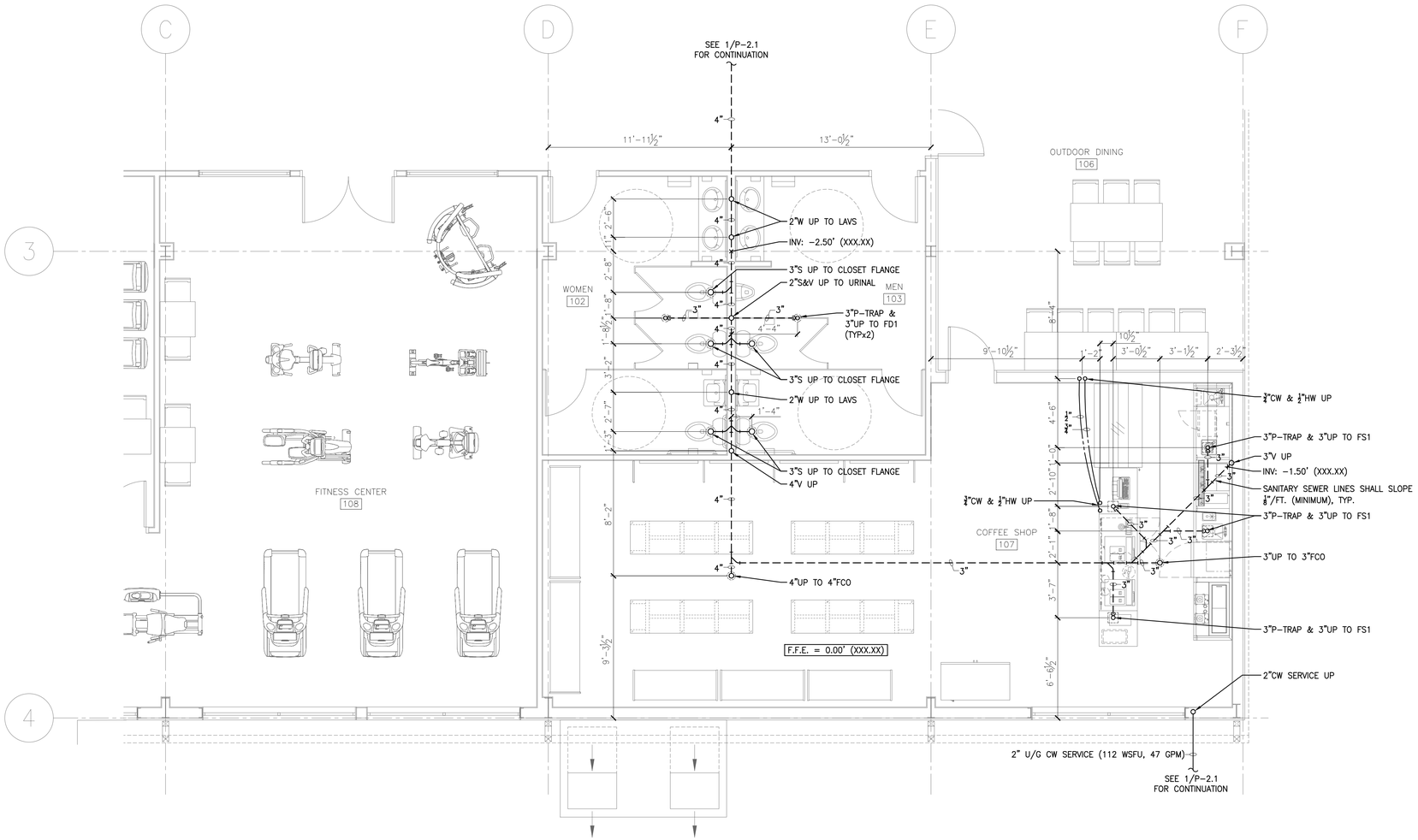
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TITLE:
PLUMBING ENLARGED PLANS

SHEET:
P-2.3



1 / P-2.2 ENALRGED PLAN - UNDERGROUND PLUMBING
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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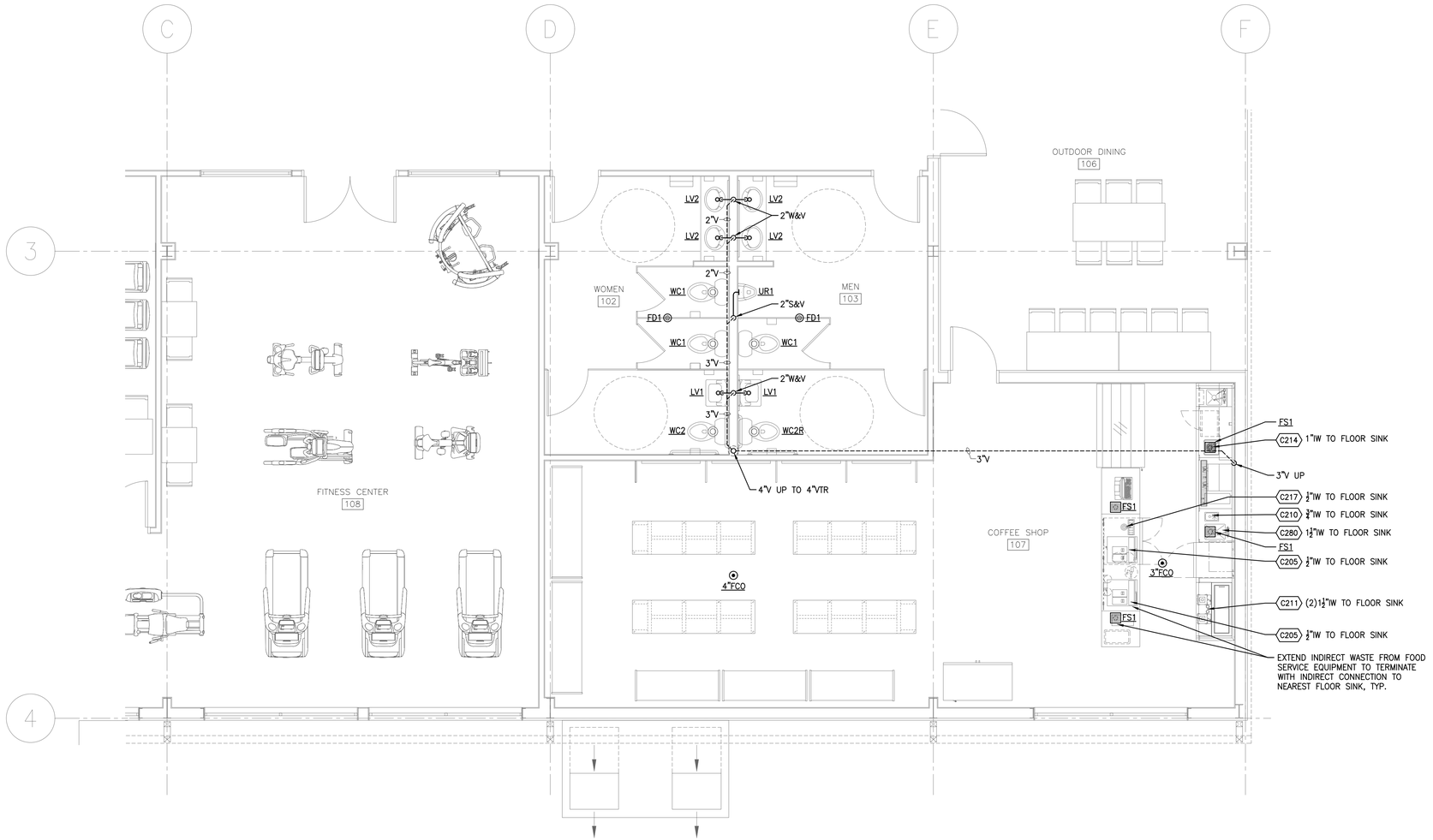
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-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

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September 12, 2025

TITLE:
PLUMBING ENLARGED PLANS

SHEET:
P-2.4



1 / P-3.2 ENALRGED PLAN - ABOVEGROUND WASTE & VENT
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

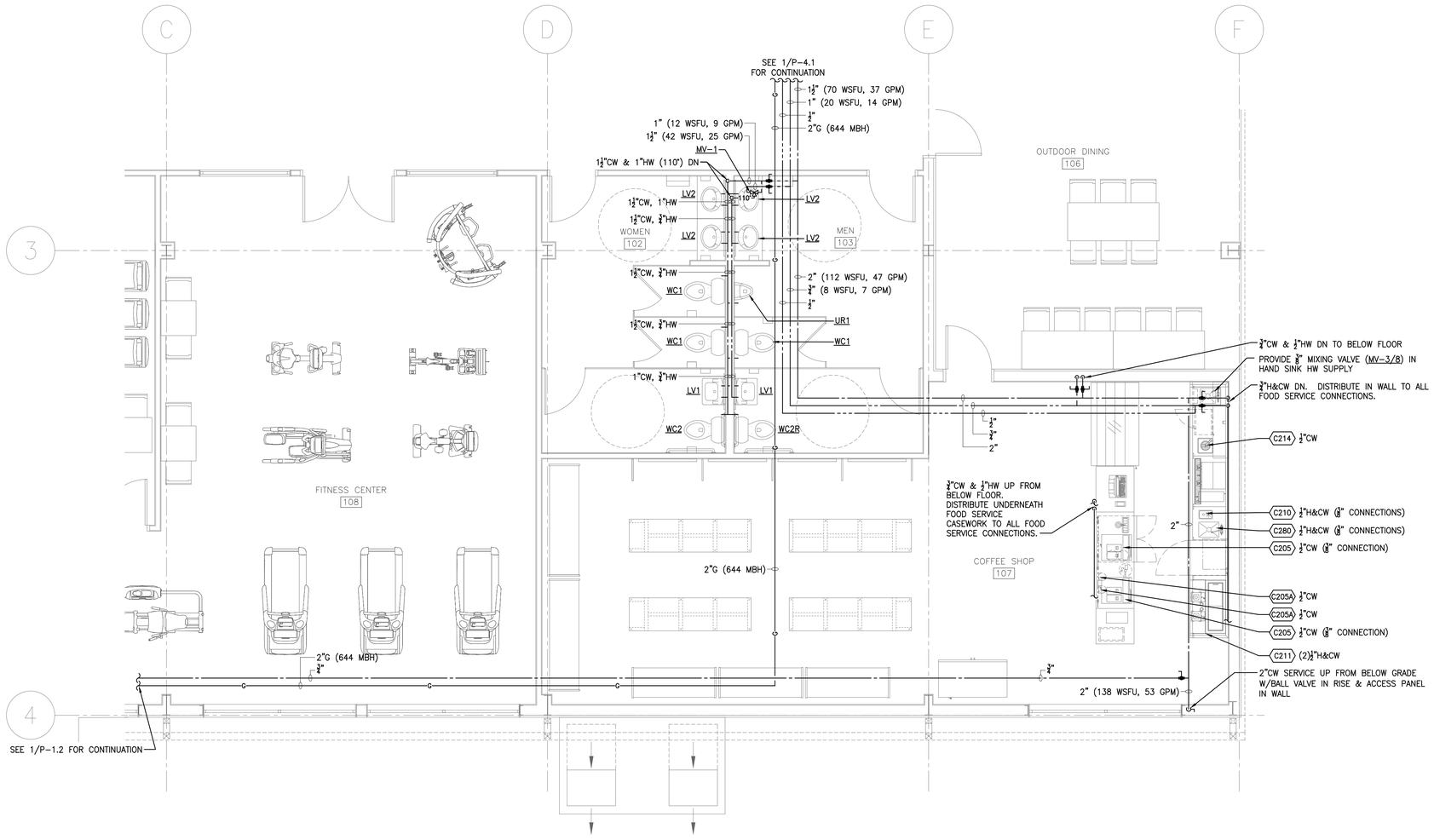
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-	Preliminary	07/21/25
-	Preliminary	07/23/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
PLUMBING ENLARGED PLANS

SHEET:
P-2.5



1 P-4.2 ENALRGED PLAN - ABOVEGROUND WATER SUPPLY & LP GAS

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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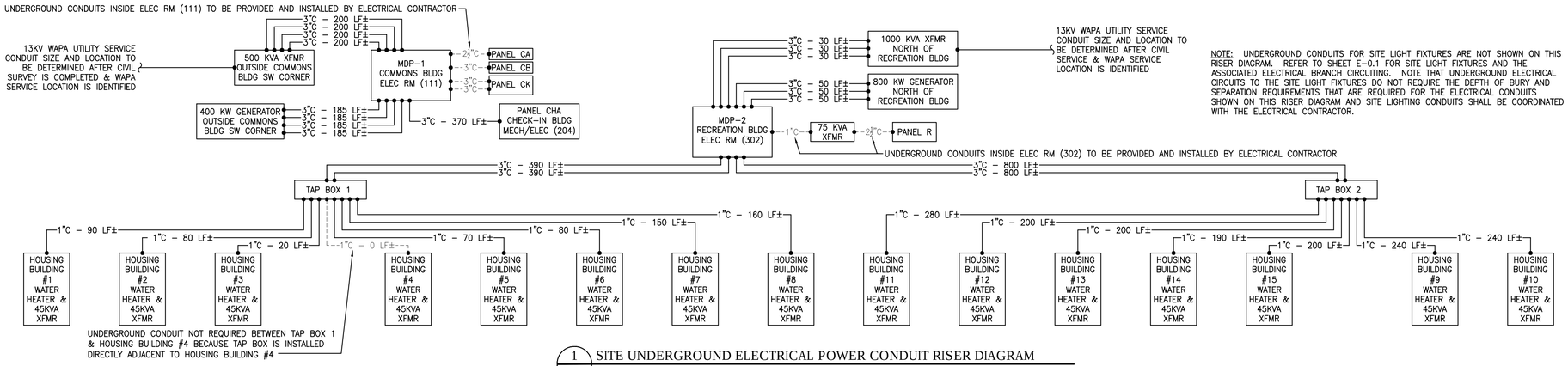
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-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

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BID ADDENDUM C

DATE:
September 12, 2025

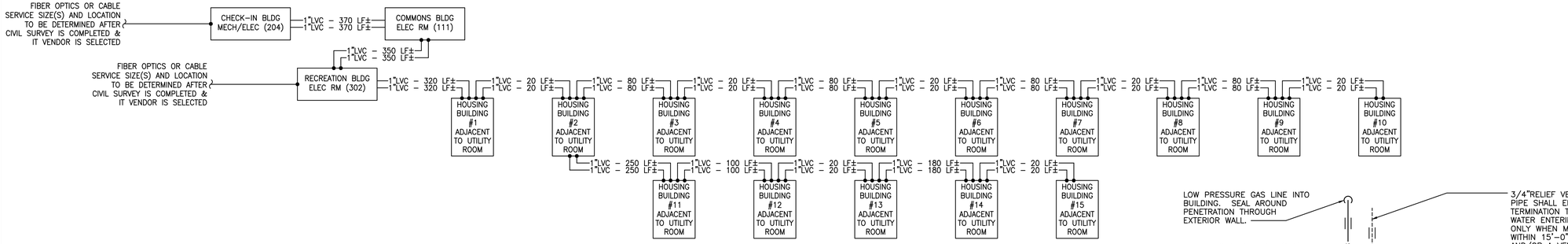
TITLE:
PLUMBING ENLARGED PLANS

SHEET:
P-2.6

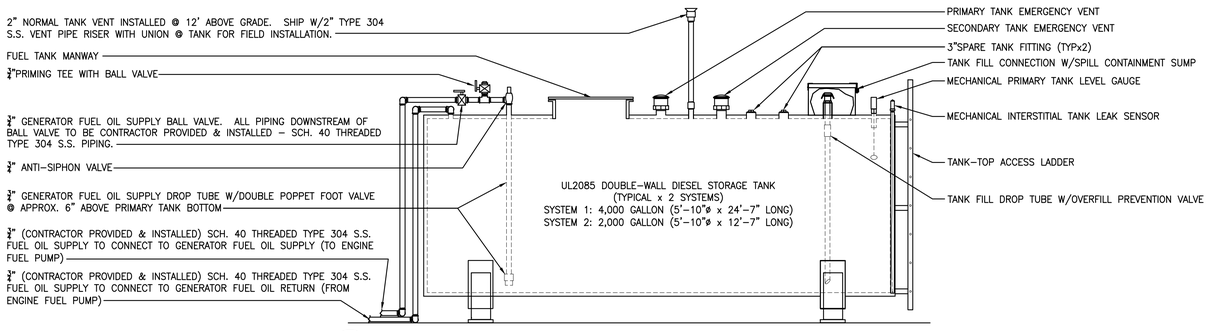


1 P-3.1 SITE UNDERGROUND ELECTRICAL POWER CONDUIT RISER DIAGRAM
NOT TO SCALE

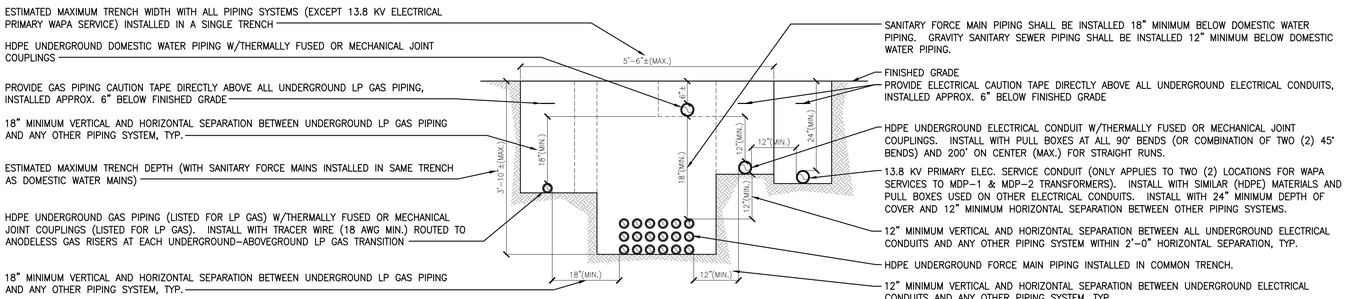
NOTE: UNDERGROUND CONDUITS FOR SITE LIGHT FIXTURES ARE NOT SHOWN ON THIS RISER DIAGRAM. REFER TO SHEET E-0.1 FOR SITE LIGHT FIXTURES AND THE ASSOCIATED ELECTRICAL BRANCH CIRCUITING. NOTE THAT UNDERGROUND ELECTRICAL CIRCUITS TO THE SITE LIGHT FIXTURES DO NOT REQUIRE THE DEPTH OF BURY AND SEPARATION REQUIREMENTS THAT ARE REQUIRED FOR THE ELECTRICAL CONDUITS SHOWN ON THIS RISER DIAGRAM AND SITE LIGHTING CONDUITS SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.



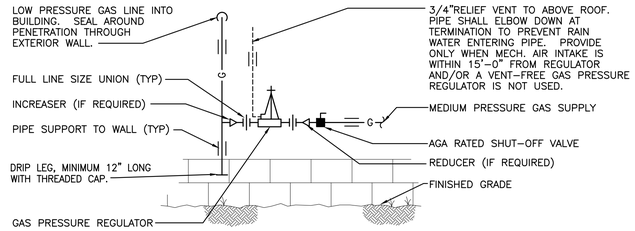
2 P-3.1 SITE UNDERGROUND LOW VOLTAGE (IT & HVAC CONTROLS) CONDUIT (LVC) RISER DIAGRAM
NOT TO SCALE



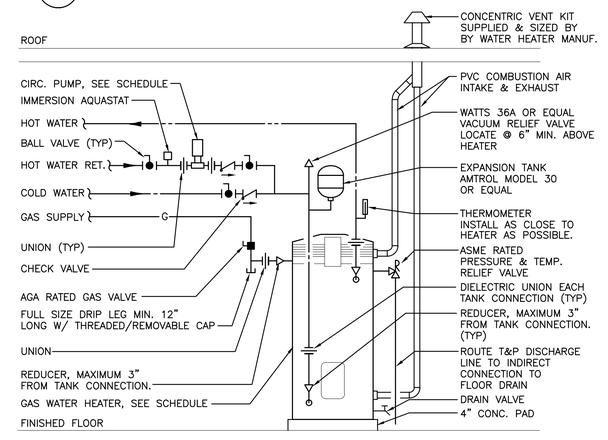
4 P-3.1 GENERATOR DIESEL FUEL OIL TANK DETAIL (TYPx2)
NOT TO SCALE



5 P-3.1 UNDERGROUND PIPING INSTALLATION DETAIL
NOT TO SCALE



3 P-3.1 GAS PRESSURE REGULATOR DETAIL
NOT TO SCALE



DETAIL NOTES:
1. INSTALL WATER HEATERS AND VENTING PER MANUFACTURERS PUBLISHED RECOMMENDATIONS.
2. ALL PIPING SHALL BE FULL-SIZED TO THE POINT OF CONNECTION TO THE WATER HEATER. REFER TO PLANS FOR WATER AND GAS LINE SIZES. PROVIDE REDUCER WITHIN 3" OF WATER HEATER, AS REQUIRED.
3. HOT WATER CIRCULATING PUMP SHALL BE INDEPENDENTLY SUPPORTED ON THE PUMP INLET & OUTLET. PROVIDE LINE VOLTAGE IMMERSION AQUASTAT AND COORDINATE ELECTRICAL REQUIREMENTS WITH DIVISION 16.
4. DETAIL IS SIMILAR FOR GAS FIRED WATER HEATERS WITHOUT A CIRCULATING PUMP AND HOT WATER RETURN LINE. CHECK VALVE IN COLD WATER SUPPLY (TO PREVENT HOT WATER FROM RECIRCULATING INTO COLD WATER SUPPLY) IS NOT REQUIRED FOR SYSTEMS WITHOUT A CIRCULATING PUMP.

6 P-3.1 SEALED COMBUSTION/DIRECT VENT GAS WATER HEATER DETAIL
NOT TO SCALE

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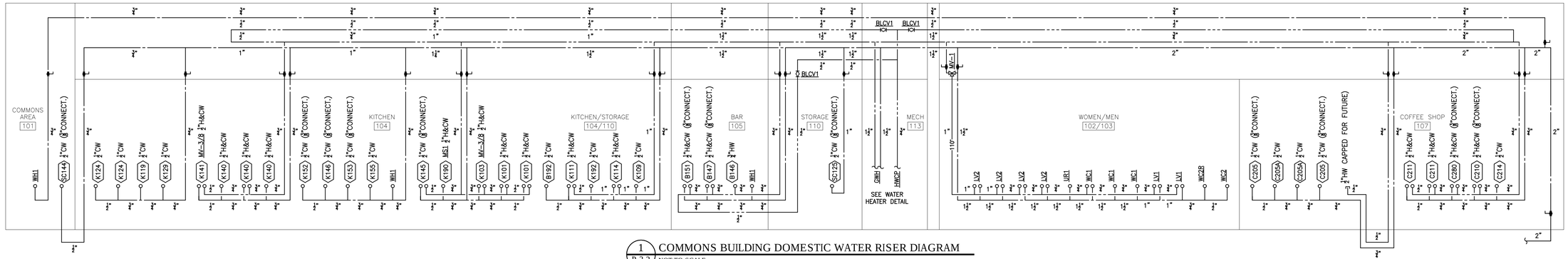
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-	Bid	08/15/25
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-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

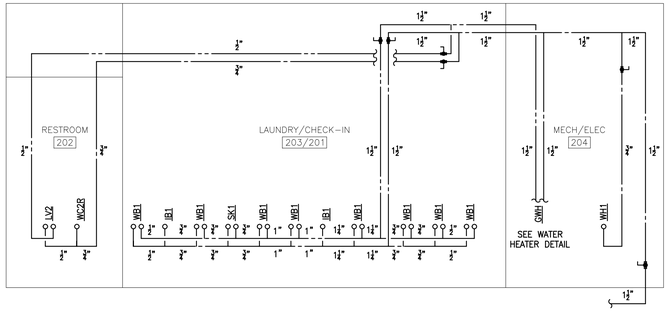
DATE:
September 12, 2025

TITLE:
PLUMBING RISER DIAGRAMS AND DETAILS

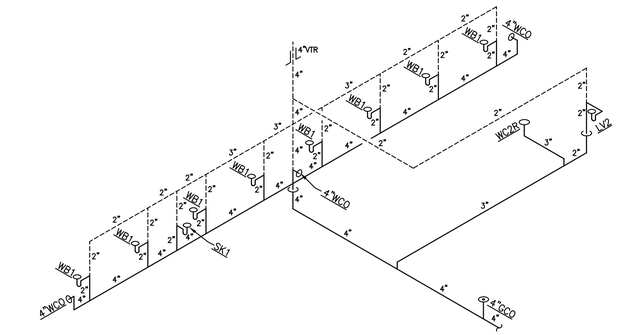
SHEET:
P-3.1



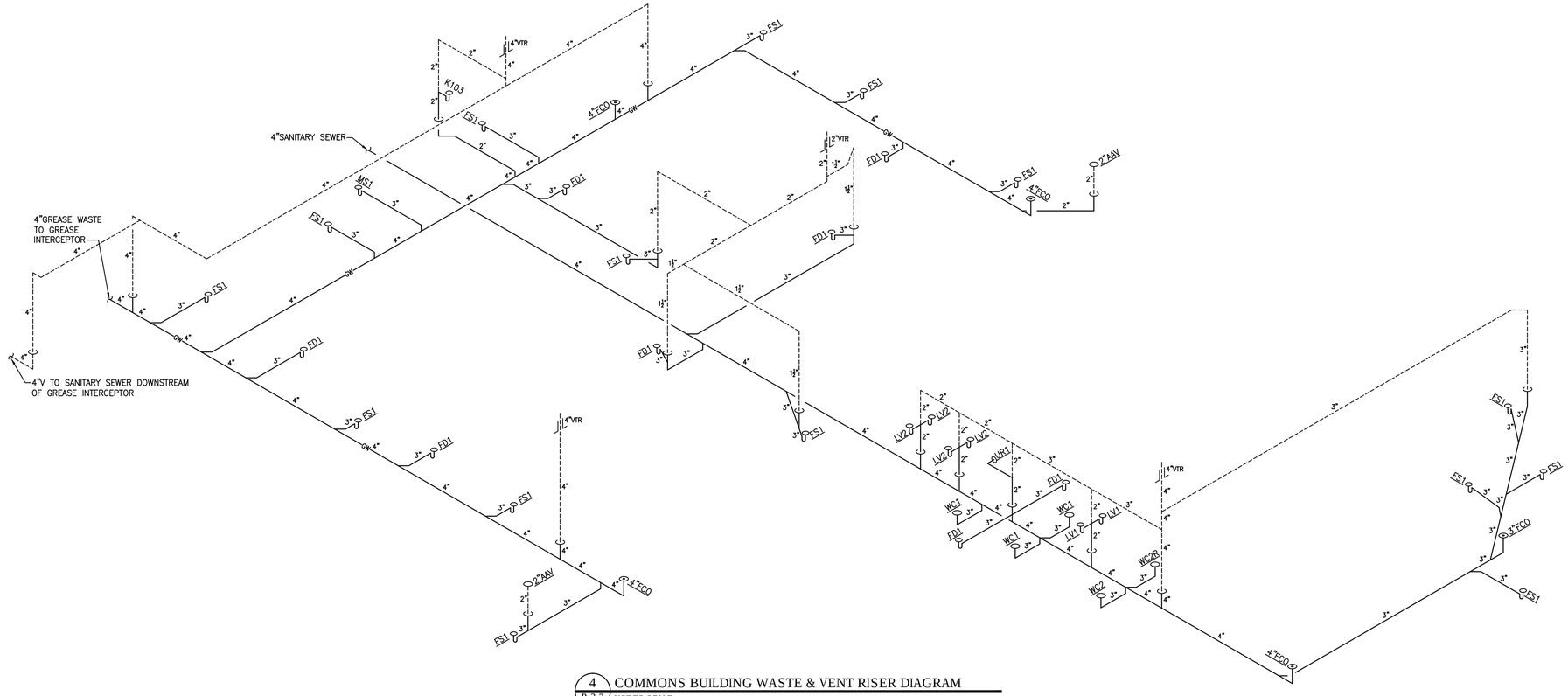
1 P-3.2 COMMONS BUILDING DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE



2 P-3.2 CHECK-IN, LAUNDRY, & UTILITY BUILDING DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE



3 P-3.2 CHECK-IN, LAUNDRY, & UTILITY BUILDING WASTE & VENT RISER DIAGRAM
NOT TO SCALE



4 P-3.2 COMMONS BUILDING WASTE & VENT RISER DIAGRAM
NOT TO SCALE

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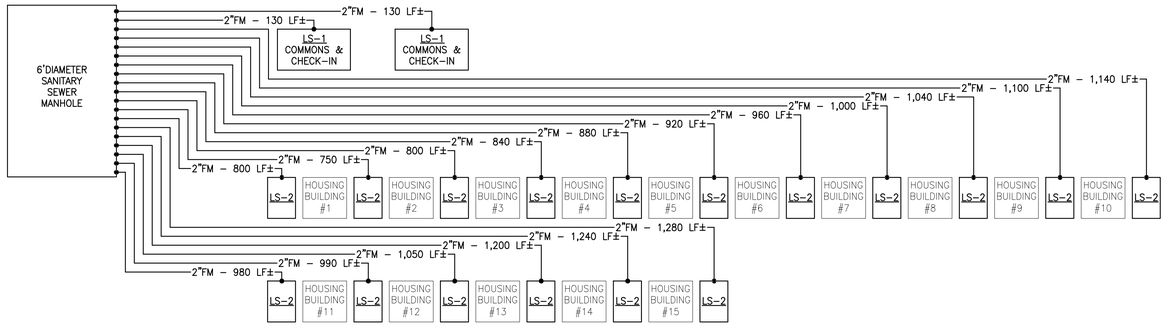
MARK	ISSUE	DATE
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-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR: BID ADDENDUM C

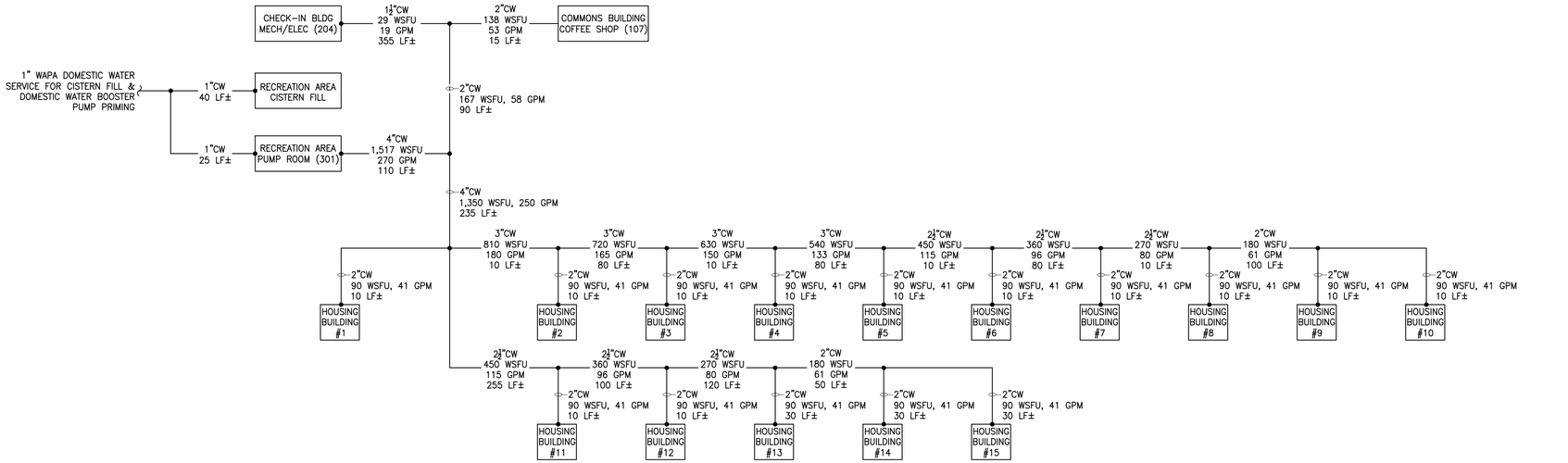
DATE: September 12, 2025

TITLE: PLUMBING RISER DIAGRAMS

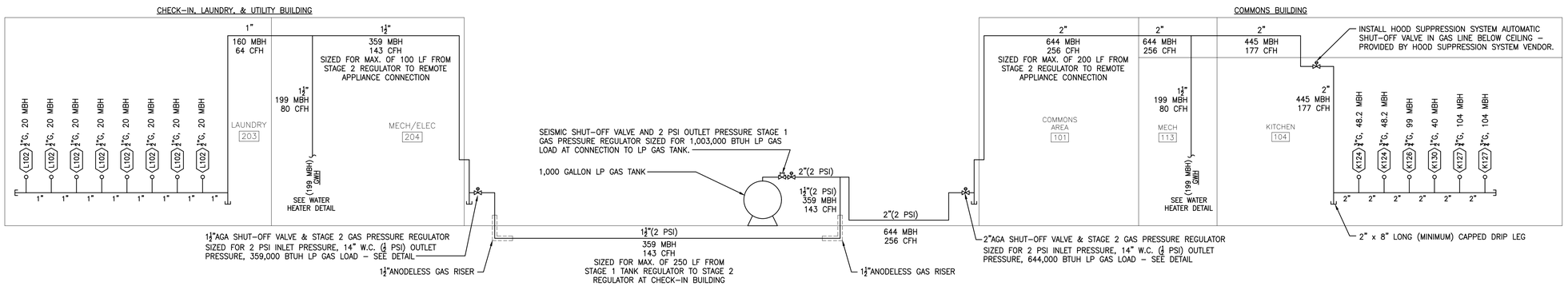
SHEET: P-3.2



1 P-3.3 LIFT STATION & SANITARY FORCE MAIN RISER DIAGRAM
NOT TO SCALE



2 P-3.3 SITE DOMESTIC WATER SUPPLY RISER DIAGRAM
NOT TO SCALE



3 P-3.3 LP GAS RISER DIAGRAM
NOT TO SCALE

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ISSUES AND REVISIONS

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-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR: BID ADDENDUM C

DATE: September 12, 2025

TITLE: PLUMBING RISER DIAGRAMS

SHEET: P-3.3

COMMONS BUILDING CONTROLS SYSTEMS

DAIKIN I-TOUCH CENTRAL CONTROLLER

THE COMMONS BUILDING SHALL BE MONITORED AND CONTROLLED BY A CENTRAL DAIKIN I-TOUCH CONTROLLER TO MONITOR AND CONTROL ALL VRV SYSTEMS AND THE DOAS SYSTEM (DOAS-1) IN THE COMMONS BUILDING. I-TOUCH SHALL BE CAPABLE OF THE FOLLOWING GENERAL CONTROLS SYSTEM PARAMETERS AND INPUT/OUTPUT POINTS:

A. SETTING AN OCCUPIED/UN-OCCUPIED SCHEDULE FOR THE BUILDING (ADJUSTABLE FROM THE I-TOUCH CONTROLLER AND REMOTE INTERFACE).

B. RECEIVING BINARY CONTROLS INPUT POINT FROM THE LIGHTING CONTROLS SYSTEM TO RESET THE VRV SYSTEMS TO "OCCUPIED" MODE (FROM A REMOTE INPUT FROM THE LIGHTING SYSTEM CONTROLS.

C. MONITOR AND RECEIVE ALARMS FROM ALL VRV SYSTEM EQUIPMENT IN THE COMMONS BUILDING.

D. CHANGE SETPOINTS FOR OCCUPIED AND UN-OCCUPIED MODE FOR ALL COMMONS BUILDING VRV FAN COIL UNITS.

E. PROVIDE MINIMUM AND MAXIMUM SETPOINTS THAT CAN BE ADJUSTED FROM THE LOCAL FAN COIL UNIT CONTROLLERS (LOCATED WITHIN THE SPACES SERVED – PER THE MECHANICAL FLOOR PLAN).

LOCAL FAN COIL UNIT CONTROLLERS

ALL FAN COIL UNITS IN THE COMMONS BUILDING SHALL BE CAPABLE OF HAVING SETPOINT ADJUSTMENTS FROM THE LOCAL CONTROLLERS THAT ARE LOCATED WITHIN THE SPACES SERVED BY THE FAN COIL UNITS. SEE THE MECHANICAL PLANS FOR CONTROLLER LOCATIONS (AND SOME CONTROLLERS WILL SERVE MULTIPLE FAN COIL UNITS – AS INDICATED ON THE PLANS.

LOCAL CONTROLLERS SHALL ONLY BE ALLOWED TO MODIFY THE SETPOINTS TO THE MINIMUM AND MAXIMUM SETTINGS (AS DICTATED BY AN ADJUSTABLE SETTING ON THE I-TOUCH CONTROLLER).

DEDICATED OUTSIDE AIR SYSTEM (DOAS-1) CONTROLLER

DOAS-1 SHALL BE PROVIDED WITH A SUPPLY FAN VFD, MODULATING REFRIGERATION TO MAINTAIN PRIMARY COIL SUPPLY AIR TEMPERATURE SETPOINT, AND MODULATING HOT GAS REHEAT TO MAINTAIN UNIT SUPPLY AIR TEMPERATURE SETPOINT. PROVIDE LOCAL ON-BOARD CONTROLLER, A REMOTE WALL MOUNTED CONTROLLER (LOCATED WITHIN THE SPACE), WITH AN INPUT SPACE TEMPERATURE SENSOR, AND A ROOM PRESSURIZATION SENSOR (LOCATED WITHIN THE CONTROLLER OR DIRECTLY ADJACENT TO THE CONTROLLER). SEE MECHANICAL PLANS FOR REMOTE CONTROLLER LOCATION.

CONTROLLER SHALL HAVE AN INPUT (FROM THE DAIKIN I-TOUCH CONTROLLER) FOR OCCUPIED OR UN-OCCUPIED MODE (IN ORDER TO MAINTAIN MINIMUM VENTILATION OUTSIDE AIR DURING OCCUPIED MODE). THIS SETTING SHALL BE SET BY THE TEST & BALANCE VENDOR (AS A SUPPLY FAN PERCENTAGE OR FREQUENCY (IN HZ)) SETTING ON THE SUPPLY FAN VFD.

RESET THE SUPPLY FAN VFD (BASED UPON THE ROOM PRESSURIZATION SENSOR) TO MAINTAIN 0.05" S.P. POSITIVE PRESSURE WITHIN THE SPACE (ADJUSTABLE FROM THE CONTROLLER).

SPACE TEMPERATURE SENSOR (LOCATED WITHIN THE REMOTE CONTROLLER OR DIRECTLY ADJACENT TO THE REMOTE CONTROLLER) SHALL MODULATE THE HOT GAS REHEAT SECTION OF THE SYSTEMS TO RESET THE UNIT'S FINAL LEAVING AIR TEMPERATURE BASED UPON THE SPACE TEMPERATURE SETPOINT (ADJUSTABLE FROM THE LOCAL AND REMOTE CONTROLLER).

CHECK-IN BUILDING CONTROLS SYSTEMS

DAIKIN I-TOUCH CENTRAL CONTROLLER

THE CHECK-IN BUILDING SHALL NOT BE PROVIDED WITH A SEPARATE CENTRAL DAIKIN I-TOUCH CONTROL PANEL – IF ELECTED BY THE OWNER – THE COMMONS BUILDING I-TOUCH SHALL BE CAPABLE OF RECEIVING POINTS FROM THE CHECK-IN BUILDING (ONLY IF THE OWNER ELECTS TO RUN DAIKIN CONTROL WIRING BETWEEN THE BUILDINGS).

LOCAL FAN COIL UNIT CONTROLLERS

ALL FAN COIL UNITS IN THE COMMONS BUILDING SHALL BE PROVIDED WITH LOCAL CONTROLLERS TO MONITOR AND MODIFY ALARMS AND SETPOINTS FOR THE SYSTEMS SERVED.

DEDICATED OUTSIDE AIR SYSTEM (DOAS-2) CONTROLLER

DOAS-2 SHALL BE PROVIDED WITH A SUPPLY FAN VFD, MODULATING REFRIGERATION TO MAINTAIN PRIMARY COIL SUPPLY AIR TEMPERATURE SETPOINT, AND MODULATING HOT GAS REHEAT TO MAINTAIN UNIT SUPPLY AIR TEMPERATURE SETPOINT. PROVIDE LOCAL ON-BOARD CONTROLLER, A REMOTE WALL MOUNTED CONTROLLER (LOCATED WITHIN THE SPACE), WITH AN INPUT SPACE TEMPERATURE SENSOR, AND A ROOM PRESSURIZATION SENSOR (LOCATED WITHIN THE CONTROLLER OR DIRECTLY ADJACENT TO THE CONTROLLER). SEE MECHANICAL PLANS FOR REMOTE CONTROLLER LOCATION.

RESET THE SUPPLY FAN VFD (BASED UPON THE ROOM PRESSURIZATION SENSOR) TO MAINTAIN 0.05" S.P. POSITIVE PRESSURE WITHIN THE SPACE (ADJUSTABLE FROM THE CONTROLLER).

SPACE TEMPERATURE SENSOR (LOCATED WITHIN THE REMOTE CONTROLLER OR DIRECTLY ADJACENT TO THE REMOTE CONTROLLER) SHALL MODULATE THE HOT GAS REHEAT SECTION OF THE SYSTEMS TO RESET THE UNIT'S FINAL LEAVING AIR TEMPERATURE BASED UPON THE SPACE TEMPERATURE SETPOINT (ADJUSTABLE FROM THE LOCAL AND REMOTE CONTROLLER).

HOUSING BUILDINGS CONTROLS SYSTEMS

HIGH WALL FAN COIL UNITS AND OUTDOOR VARIABLE VOLUME CONDENSERS

ALL FAN COIL UNITS TO BE CONTROLLED BY LOCAL BASIC VARIABLE REFRIGERANT FAN COIL UNIT CONTROLLERS/THERMOSTATS THAT SHALL BE INSTALLED ON WALL DIRECTLY ADJACENT TO THE FAN COIL UNIT SERVED. OUTDOOR CONDENSERS SHALL HAVE LOCAL ON-BOARD CONTROL ONLY (NO CENTRAL CONTROLLER OR MONITORING STATION).

PAD MOUNTED AIR HADLING UNIT (AHU-H-A)

AHU-H-A IS INTENDED TO SERVE AS PRE-TREATMENT (DEHUMIDIFICATION) OF OUTSIDE AIR TO THE HOUSING BUILDING, AND TO SERVE AS THE AIR CONDITIONING SYSTEM THAT CONDITIONS THE INTERIOR BUILDING CORRIDOR. UNIT SHALL BE PROVIDED WITH A CONSTANT VOLUME SUPPLY FAN, MODULATING REFRIGERATION TO MAINTAIN PRIMARY COIL SUPPLY AIR TEMPERATURE SETPOINT, AND MODULATING HOT GAS REHEAT TO MAINTAIN UNIT SUPPLY AIR TEMPERATURE SETPOINT. PROVIDE AN ONBOARD CONTROLLER TO SET PRIMARY COIL LEAVING AIR TEMPERATURE (ADJUSTABLE FROM CONTROLLER) AND CORRIDOR SPACE TEMPERATURE SETPOINT (BASED UPON A WALL MOUNTED TEMPERATURE SENSOR). CONTROLLER SHALL RESET AHU FINAL LEAVING AIR TEMPERATURE BASED UPON CORRIDOR TEMPERATURE SENSOR IN THE CONTROLLER.

RESTROOM EXHAUST FANS (EF-H-A)

RESTROOM EXHAUST FANS SHALL TURN ON BASED UPON A SERIES RELATIONSHIP BETWEEN THE RESTROOM LIGHT SWITCH ELEC POWER AND A CEILING OCCUPANCY/MOTION SENSOR (PROVIDED BY THE EXHAUST FAN MANUFACTURER). ALSO INSTALL CONCEALED/ACCESSIBLE FAN SPEED CONTROLLER (PROVIDED BY THE EXHAUST FAN MANUFACTURER) TO BALANCE EACH FAN TO THE SPECIFIED CFM. SYSTEM IS INTENDED TO MINIMIZE THE TOTAL AMOUNT UN-NECESSARY RESTROOM EXHAUST WHEN THE RESTROOMS ARE NOT IN USE.

MECHANICAL GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM PER THESE CONTRACT DOCUMENTS.
2. ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL BUILDING CODE, NFPA 90A, 101 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
3. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE ARCHITECT / ENGINEER.
4. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: ALL EQUIPMENT SCHEDULED OR SPECIFIED ON THE DRAWINGS; DUCTWORK DRAWN TO 1/4" SCALE OR THE SCALE SHOWN ON THE DRAWINGS (1/8" SCALE MINIMUM), REFRIGERANT PIPING DESIGN CERTIFIED BY EQUIPMENT MANUFACTURER AND CONTROL WIRING SCHEMATICS.
5. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS AND EXISTING FIELD CONDITIONS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN.
6. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE WITH EQUIPMENT CHARACTERISTICS AND ELECTRICAL DRAWINGS.
7. ALL REQUIRED CONTROL WIRING NOT SHOWN ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK.
8. UNLESS NOTED OTHERWISE, STARTERS, SMOKE DETECTORS, TRANSFORMERS, AND POWER SUPPLY WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL CONTROLS AND CONTROL WIRING SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE RACEWAYS AND JUNCTION BOXES FOR ALL CONCEALED CONTROL WIRING.
9. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
11. SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AS RECOMMENDED IN SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS, LATEST EDITION. ALL JOINTS AND SEAMS SHALL BE SEALED WITH DUCT SEALER.
12. SUPPLY AIR, RETURN AIR, AND OUTSIDE AIR DUCTWORK SHALL BE INSULATED PER THE INTERNATIONAL ENERGY CONSERVATION CODE.
13. CHILLED WATER PIPING SHALL BE INSULATED PER THE LATEST EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE. CONDENSATE DRAIN PIPING SHALL HAVE 1" (MINIMUM) FLEXIBLE UNICELLULAR INSULATION. PIPING ROUTED OUTSIDE THE BUILDING SHALL BE ALUMINUM JACKETED (OR BY THE INSULATION MANUFACTURER'S STANDARD EXTERIOR WEATHERPROOF COATING).
14. ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENT TO STRUCTURE SHALL BE AS PER SMACNA STANDARDS.
15. FLEXIBLE DUCTWORK SHALL BE FLEXMASTER TYPE 3 OR EQUAL, SAME SIZE AS DIFFUSER NECKS, MAXIMUM 6'-0" LONG. FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE, AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRIMPS OR OTHER AIR FLOW RESTRICTIONS.
16. ROUND AND FLEXIBLE DUCTWORK SHALL BE CONNECTED TO MAIN DUCTS WITH SPIN-IN FITTINGS WITH AIR EXTRACTORS AND BALANCING DAMPERS.
17. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
18. AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED, AND BALANCED TO DELIVER THE AIR FLOW AND CHILLED WATER FLOW QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT DRAFT TEST AND BALANCE REPORT TO THE ARCHITECT/ENGINEER FOR APPROVAL, AND FINAL CERTIFIED TEST AND BALANCE REPORTS AS PART OF AS-BUILT DOCUMENTATION. WHERE MANUAL VOLUME DAMPERS ARE CONCEALED ABOVE INACCESSIBLE CEILINGS – COORDINATE WITH GENERAL CONTRACTOR (AND ELECTRICAL CONTRACTOR) FOR THE TEST & BALANCE SERVICES FOR THE CONCEALED SYSTEMS TO BE PROVIDED PRIOR TO THE COMPLETION OF THE GENERAL TRADES WORK.
19. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS.
20. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
21. COORDINATE EXACT LOCATION OF CEILING MOUNTED DEVICES AND EQUIPMENT WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL AND OTHER DEVICES WITHIN CEILINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXACT LOCATIONS, AS REQUIRED TO FIT WITHIN THE CEILINGS.
22. COORDINATE WITH GENERAL TRADES CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL CONCEALED MECHANICAL SYSTEMS THAT REQUIRE ACCESS.
25. PIPING PENETRATIONS THROUGH ALL FIRE RATED WALL/PARTITION ASSEMBLIES SHALL HAVE EQUIVALENTY RATED UL PENETRATION ASSEMBLIES.

COMMONS BUILDINGS 2024 IMC CHAPTERS 4&5 VENTILATION & EXHAUST SCHEDULE

ROOM	OCCUPANCY CLASSIFICATION	AREA A: AREA (S.F.)	AREA B: CFM PER S.F. REQUIRED	AREA C: AREA CFM REQUIRED (AxB)	OCCUPANCY D: OCCUPANT DENSITY (#/1000 SF)	OCCUPANCY E: NUMBER OF PEOPLE (A/1000xD)	OCCUPANCY F: CFM PER PERSON REQUIRED	OCCUPANCY G: OCCUPANCY CFM REQ'D (ExF)	REQUIRED VENTILATION (C+G)	VENTILATION PROVIDED (CFM)	REQUIRED EXHAUST (CFM)	EXHAUST PROVIDED (CFM)	PROVIDED BY
COMMONS AREA (101)	DINING ROOMS	4,650	0.18	840	NOTE 1	274	7.5	2,055	2,895	3,340	–	–	DOAS-1
WOMEN (102)	TOILET ROOMS	240	–	–	–	–	–	–	–	–	70 CFM EXH. PER W.C./UR	250	EF-3
MEN (103)	TOILET ROOMS	240	–	–	–	–	–	–	–	–	70 CFM EXH. PER W.C./UR	250	EF-4
KITCHEN (104)	KITCHENS (COOKING)	1,520	0.12	180	20	30	7.5	225	405	470	0.7/S.F.	PROVIDED BY HOODS	DOAS-1
	GREASE HOOD	–	–	–	–	–	–	–	–	–	3,250	3,250	EF-1
	CONDENSATE HOOD	–	–	–	–	–	–	–	–	–	700	700	EF-2
BAR (105)	NOT REQ'D/OUTDOORS	–	–	–	–	–	–	–	–	–	–	–	–
EXTERIOR DINING (106)	NOT REQ'D/OUTDOORS	–	–	–	–	–	–	–	–	–	–	–	–
COFFEE SHOP (107)	RETAIL SALES	890	0.12	110	15	14	7.5	105	215	350	–	300	DOAS-1 EF-5&6
FITNESS CENTER (108)	HEALTH CLUB/WEIGHT ROOM	1,200	0.06	75	10	12	20	240	315	320	–	–	DOAS-1
GAMEROOM (109)	GAME ARCADES	580	0.18	105	20	12	7.5	90	195	200	–	–	DOAS-1
STORAGE (110)	STORAGE	110	0.12	15	–	–	–	–	15	20	–	–	DOAS-1
ELEC (111)	STORAGE	140	0.12	20	–	–	–	–	20	80	–	–	DOAS-1
OFFICE (112)	OFFICE SPACES	70	0.06	5	5	1	5	5	10	20	–	–	DOAS-1
COMMONS BUILDING TOTAL AREA (S.F.)		9,640				COMMONS BUILDING TOTAL AIRFLOW (CFM)			4,075	4,800	4,370	4,750	
CHECK-IN (201)	LOBBIES	500	0.06	30	30	15	7.5	113	143	150	–	–	DOAS-2
RESTROOM (202)	TOILET ROOMS	70	–	–	–	–	–	–	–	–	70 CFM PER W.C./UR	75	EF-9
LAUNDRY (203)	LAUNDRY ROOMS	635	0.12	80	10	6	5	30	110	1,630	1,800 CFM FROM DRYERS	1,800	DOAS-2 (DRYERS)
MECH/ELEC (204)	STORAGE	95	0.12	15	–	–	–	–	15	20	–	–	DOAS-2
CHECK-IN BUILDING TOTAL AREA (S.F.)		1,300				CHECK-IN BUILDING TOTAL AIRFLOW (CFM)			268	2,000	420	1,875	

NOTES:

1. OCCUPANT DENSITY IS THE ACTUAL SEATING CAPACITY (264) PLUS 10 PEOPLE FOR MISC. STAFF.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION	ABBREVIATIONS
---	ABOVE FINISHED FLOOR	AFF
---	BRAKE HORSEPOWER	BHP
---	BOTTOM OF DUCT	BOD
---	BUILDING AUTOMATION SYSTEM	BAS
	CEILING DIFFUSER	---
	CEILING RETURN GRILLE	RAG
A / 100	DIFFUSER TYPE "A" BALANCED FOR 100 CFM	---
---	DRY BULB	DB
14x12	DUCT SIZE (RECTANGULAR)	---
8"ø	DUCT SIZE (ROUND)	---
---	ENERGY EFFICENCY RATING	EER
---	ENTERING AIR TEMPERATURE	EAT
EF-1	EQUIPMENT NUMBER DESIGNATION (EF-1)	---
---	EXHAUST FAN	EF
---	EXTERNAL STATIC PRESSURE (IN. W.C.)	ESP
---	HORSEPOWER	HP
---	INCHES WATER COLUMN	IN. W.C.
---	KILOWATT	KW
---	LEAVING AIR TEMPERATURE	LAT
	MOTOR OPERATED DAMPER	MOD
	MANUAL VOLUME DAMPER	MVD
---	THOUSAND BTU/HOUR	MBH
	NEGATIVE PRESSURE DUCT OR OUTLET	---
---	OUTSIDE AIR	OA
	POSITIVE PRESSURE DUCT OR OUTLET	---
---	RETURN AIR	RA
	SPIN IN FITTING W/ DAMPER & FLEX DUCTWORK	---
---	SUPPLY AIR	SA
T	THERMOSTAT OR WALL CONTROLLER	T'STAT
---	WET BULB	WB

HVAC DESIGN CONDITIONS

THE FOLLOWING DESIGN CONDITIONS WERE USED TO DETERMINED THE THERMAL LOAD CALCULATIONS FOR THIS PROJECT:

NEAREST ASHRAE CITY DESIGN CONDITION: CHARLOTTE AMALIE, ST. THOMAS, USVI
SUMMER OUTDOOR DRY-BULB DESIGN CONDITION (ASHRAE 1%): 90°F
SUMMER OUTDOOR WET-BULB DESIGN CONDITION (ASHRAE 1%): 80.6°F
SUMMER INDOOR DRY-BULB DESIGN CONDITION: 74°F
SUMMER INDOOR RELATIVE HUMIDITY: 55% (DESIGN POINT, SYSTEMS ARE DESIGNED TO CONTROL ON DRY-BULB TEMPERATURE ONLY, NO RELATIVE HUMIDITY CONTROL)
AVERAGE MEAN DAILY DRY-BULB TEMPERATURE RANGE: 10.8°F
DEGREES LATITUDE: 18.3
CLEARNESS FACTOR: 1.0
VENTILATION/FRESH AIR CRITERIA: ASHRAE 97/INTERNATIONAL MECHANICAL CODE, CHAPTER 4

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE
-	Preliminary	07/15/25
-	Preliminary	07/16/25
-	Preliminary	07/21/25
-	Preliminary	08/04/25
-	Preliminary	08/07/25
-	Bid	08/20/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR: BID ADDENDUM C

DATE: September 12, 2025

TITLE: MECHANICAL GENERAL NOTES, LEGEND, AND SCHEDULES

SHEET: M-0.0

FAN SCHEDULE

TAG	QUANTITY	MANUF.	MODEL	SERVES	CFM	E.S.P.	ELEC. LOAD	VOLT/ PH	RPM	DRIVE	SONES	NOTES & ACCESSORIES
EF-1	1	COOK	180R17D	KITCHEN (104) GREASE HOOD	3,250	1.25"	1.25 HP	208/1	1,221	DIRECT	16.4	1,2,3
EF-2	1	COOK	150RH15D	KITCHEN (104) CONDENSATE HOOD	700	1.25"	1/3 HP	208/1	1,457	DIRECT	10.3	1,2
EF-3	1	COOK	GC-342	WOMEN (102) RESTROOM EXHAUST	250	0.125"	79 WATTS	120/1	1,725	DIRECT	4.5	2,4,6
EF-4	1	COOK	GC-342	MEN (103) RESTROOM EXHAUST	250	0.125"	79 WATTS	120/1	1,725	DIRECT	4.5	2,4,6
EF-5	1	COOK	GC-166	COFFEE SHOP (107) COOLERS	150	0.125"	48 WATTS	120/1	1,100	DIRECT	3.0	2,5,6
EF-6	1	COOK	GC-166	COFFEE SHOP (107) COOLERS	150	0.125"	48 WATTS	120/1	1,100	DIRECT	3.0	2,5,6
EF-7	1	COOK	GC-128	RESTROOM (202) EXHAUST	75	0.125"	30 WATTS	120/1	750	DIRECT	1.0	2,5,6
EF-H-A	450	COOK	GC-126	HOUSING BUILDING RESTROOM	50	0.125"	21 WATTS	120/1	550	DIRECT	0.4	2,6,7
EF-H-B	15	COOK	GC-146	HOUSING BUILDING UTILITY ROOM	100	0.125"	36 WATTS	120/1	900	DIRECT	1.2	2,5,6
EF-H-C	15	COOK	GC-126	HOUSING BUILDING LAUNDRY ROOM	50	0.125"	21 WATTS	120/1	550	DIRECT	0.4	2,5,6

NOTES & ACCESSORIES:

1. PROVIDE WITH 24" HIGH ROOF CURB.
2. PROVIDE WITH FAN SPEED CONTROLLER FOR BALANCING.
3. INTERLOCK WITH HOOD SUPPRESSION SYSTEM CONTROLS.
4. RESTROOM LIGHT SWITCH CONTROLLED.
5. CONTINUOUS OPERATION.
6. PROVIDE WITH BROAN MODEL 634 SLOPED ROOF CAP TERMINAL FOR EXHAUST DUCT TERMINATION (UP TO 10"ø).
7. PROVIDE WITH LINE VOLTAGE, CEILING MOUNTED MOTION SENSOR FOR FAN ON/OFF CONTROLS.

ACCEPTABLE MANUFACTURERS: LAUREN COOK, TWIN CITY, GREENHECK, PENN, BROAN

AIR DISTRIBUTION DEVICE SCHEDULE

TAG	QUANTITY	MANUF.	MODEL	MAX. CFM	DUTY	FACE SIZE	NECK SIZE	OBD	BORDER TYPE	COLOR	NOTES & ACCESSORIES
A6	2	TITUS	TMSA-AA	150	SUPPLY	24"x24"	6"ø	NO	LAY-IN	WHITE	1
A8	1	TITUS	TMSA-AA	250	SUPPLY	24"x24"	8"ø	NO	LAY-IN	WHITE	1
B10	2	TITUS	TMRA-AA	350	SUPPLY	22.5"ø	10"ø	YES	DUCT MOUNTED	ALUMINUM	1
B12	8	TITUS	TMRA-AA	600	SUPPLY	27"ø	12"ø	YES	DUCT MOUNTED	ALUMINUM	1
B18	1	TITUS	TMRA-AA	1,800	SUPPLY	40"ø	18"ø	YES	DUCT MOUNTED	ALUMINUM	1
C	7	TITUS	50F	2,000	RETURN/TRANSFER	26"x26"	24"x24"	NO	SURFACE MTD	WHITE	1
D10	1	TITUS	PAS-AA	350	SUPPLY	24"x24"	10"ø	NO	LAY-IN	WHITE	1,2
D12	1	TITUS	PAS-AA	600	SUPPLY	24"x24"	12"ø	NO	LAY-IN	WHITE	1,2
HA	(EXISTING)	(EXISTING)	(EXISTING)	50	SUPPLY	12"x4"	4"ø	NO	(EXISTING)	(EXISTING)	1,3
HB	45	TITUS	112RS	500	SUPPLY	12"X12"	12"ø	NO	FLOOR MTD	BLACK	1,4

NOTES & ACCESSORIES:

1. ALUMINUM OR STAINLESS STEEL STAINLESS STEEL CONSTRUCTION.
2. VERTICAL (DIRECT DOWNFLOW) PATTERN CONTROLLER.
3. EXISTING FLOOR REGISTER TO BE USED FOR NEW BEDROOM OUTSIDE AIR SUPPLY. VERIFY EXISTING SIZE & PROVIDE TRANSITION TO NEW 4"ø SUPPLY AIR RUNOUT TO CONNECT TO EXISTING REGISTER DUCT OR TRANSITION BOOT.
4. PROVIDE WITH OUTLET OR TRANSITION PLENUM TO CONNECT TO THE ROUND DUCT "NECK SIZE" LISTED.

ACCEPTABLE MANUFACTURERS: TITUS, METALAIRE, PRICE

AIR HANDLING UNIT SCHEDULE

OUTDOOR UNIT TAG	QUANTITY	MANUF.	MODEL	SUPPLY FAN CFM	ESP (IN w.g.)	OUTSIDE AIR CFM	RETURN AIR CFM	COOLING COIL DATA				ELECTRICAL DATA			NOTES & ACCESSORIES
								TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	EAT dB/wb (F°)	LAT dB/wb (F°)	VOLT/PH	MCA	MOCP	
DOAS-1	1	DAIKIN	MPS035J	4,800	1.25"	4,800	0	414,358	144,337	85.5/80.7	58.0/57.7	208/3	140.0	150	1,3
DOAS-2	1	DAIKIN	DPSC12B	1,800	1.25"	1,800	0	150,354	55,145	85.5/80.7	56.3/56.3	208/3	71.0	110	1,3
AHU-H-A	15	DAIKIN	DHC120	3,200	0.5"	1,200	2,000	121,904	61,521	78.9/70.2	61.4/58.7	208/3	46.6	60	2,3

NOTES & ACCESSORIES:

1. REFER TO CONTROL SYSTEM NOTES (SHEET M-0.0) FOR SEQUENCE OF OPERATION AND CONTROLS SYSTEM ACCESSORIES.
2. PROVIDE WITH HORIZONTAL DISCHARGE AND HOT GAS REHEAT.
3. PROVIDE SEA-COAST COATING SYSTEM FOR ENTIRE AIR HANDLING UNIT/DOAS UNIT INTERIOR AIR STREAM & ALL EXTERIOR SURFACES/COILS.

FAN COIL UNIT SCHEDULE

TAG	QUANTITY	MANUF.	MODEL	STYLE	NOMINAL COOLING (BTUH)	RATED COOLING (BTUH)	OUTDOOR UNIT ZONE	ELEC DATA 208V/1PH/60HZ		NOTES & ACCESSORIES
								M.C.A.	M.O.C.P.	
FCU-1-1	1	DAIKIN	FXFQ36AAVJU	CEILING CASSETTE	3-TON	36,000	VRCU-1	1.6	15	1,2,3
FCU-1-2	1	DAIKIN	FXFQ36AAVJU	CEILING CASSETTE	3-TON	36,000	VRCU-1	1.6	15	1,2,3
FCU-1-3	1	DAIKIN	FXAQ12PVJU	HIGH WALL	1-TON	12,000	VRCU-1	0.4	15	1,2,3
FCU-1-4	1	DAIKIN	FXAQ12PVJU	HIGH WALL	1-TON	12,000	VRCU-1	0.4	15	1,2,3
FCU-1-5	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	1,2,3
FCU-1-6	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	
FCU-1-7	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	
FCU-1-8	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	
FCU-1-9	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	
FCU-1-10	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	
FCU-1-11	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-1	0.6	15	
					22-TONS	VRCU-1 TOTAL CONNECTED FAN COIL UNIT LOAD				
FCU-2-1	1	DAIKIN	FXFQ36AAVJU	CEILING CASSETTE	3-TON	36,000	VRCU-2	1.6	15	
FCU-2-2	1	DAIKIN	FXFQ36AAVJU	CEILING CASSETTE	3-TON	36,000	VRCU-2	1.6	15	
FCU-2-3	1	DAIKIN	FXAQ12PVJU	HIGH WALL	1-TON	12,000	VRCU-2	0.4	15	1,2,3
FCU-2-4	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-5	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-6	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-7	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-8	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-9	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-10	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-11	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
FCU-2-12	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	VRCU-2	0.6	15	
					25-TONS	VRCU-2 TOTAL CONNECTED FAN COIL UNIT LOAD				
FCU-3-1	1	DAIKIN	FTXF12BVJU9	HIGH WALL	1-TON	12,000	CU-3-1	NOTE 4	NOTE 4	1,2,3,4
FCU-3-2	1	DAIKIN	FCA24AAVJU	CEILING CASSETTE	2-TON	24,000	CU-3-2	NOTE 4	NOTE 4	1,2,3,4
FCU-3-3	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	CU-3-3	NOTE 4	NOTE 4	1,2,3,4
FCU-3-4	1	DAIKIN	FXAQ24PVJU	HIGH WALL	2-TON	24,000	CU-3-4	NOTE 4	NOTE 4	1,2,3,4
FCU-H-A	465	DAIKIN	FXAQ07PVJU	HIGH WALL	1/2-TON	7,500	VRCU-H-A	0.4	15	1,2,5

NOTES AND ACCESSORIES:

1. INTEGRAL FILTERS AND INTEGRAL CONDENSATE PUMP.
2. INTEGRAL RETURN GRILLE AND SUPPLY REGISTERS.
3. PROVIDE WITH WALL MOUNTED CONTROLLER, AND DAIKIN I-TOUCH CENTRAL CONTROLLER FOR REMOTE ACCESS TO ALL SETPOINTS AND OCCUPANCY SCHEDULES. REFER TO PLANS FOR CONTROLLER QUANTITIES AND WHICH FAN COIL UNIT THE CONTROLLERS SERVE.
4. FAN COIL UNIT POWER SUPPLY IS FED FROM OUTDOOR CONDENSING UNIT POWER (BY MECHANICAL CONTRACTOR).
5. PROVIDE WITH DAIKIN WALL MOUNTED NAV CONTROLLER – WALL MOUNTED ADJACENT TO FAN COIL UNIT.

CONDENSING UNIT SCHEDULE

TAG	QUANTITY	MANUF.	MODEL	NOMMINAL CLG (TONS)	RATED CLG (BTUH)	AMBIENT	REFR.	ELECTRICAL DATA			NOTES & ACCESSORIES
								VOLT/PH/HZ	M.C.A.	M.O.C.P.	
VRCU-1	1	DAIKIN	RXYQ240AA	20	228,000	95°F	R-410A	208/3/60	73.7	80	1,2,4
VRCU-2	1	DAIKIN	RXYQ240AA	20	228,000	95°F	R-410A	208/3/60	73.7	80	1,2,4
CU-3-1	1	DAIKIN	RXF12BVJU9	1	12,000	95°F	R-32	208/1/60	14.6	15	1,3,4
CU-3-2	1	DAIKIN	RZA24AAVJU	2	24,000	95°F	R-32	208/1/60	19.8	20	1,3,4
CU-3-3	1	DAIKIN	RZA24AAVJU	2	24,000	95°F	R-32	208/1/60	19.8	20	1,3,4
CU-3-4	1	DAIKIN	RZA24AAVJU	2	24,000	95°F	R-32	208/1/60	19.8	20	1,3,4
VRCU-H-A	30	DAIKIN	RXYQ96AATJB	8	92,000	95°F	R-410A	208/3/60	34.1	35	1,4

NOTES AND ACCESSORIES:

1. PROVIDE INSULATED REFRIGERANT PIPING BETWEEN OUTDOOR UNIT AND ALL INDOOR UNITS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, AND INSTALLATION INSTRUCTIONS.
2. PROVIDE DAIKIN I-TOUCH CENTRAL CONTROLLER TO MONITOR & CONTROL SETPOINTS AND OCCUPANCY SCHEDULED FOR ALL DAIKIN EQUIPMENT. REFER TO SEQUENCES OF OPERATION (SHEET M-0.0) FOR ADDITIONAL INFORMATION.
3. OUTDOOR CONDENSING UNIT ELECTRICAL CIRCUIT FEEDS INDOOR FAN COIL UNIT (BY MECHANICAL CONTRACTOR).
4. PROVIDE SEA-COAST COATING FOR UNIT CASING AND CONDENSER COILS (EITHER FIELD APPLIED OR FACTORY INSTALLED).

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

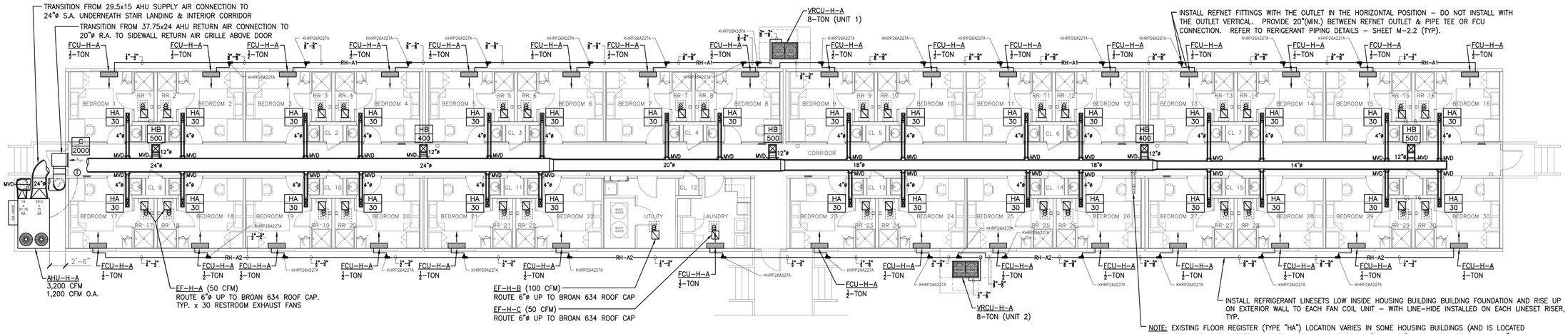
MARK	ISSUE	DATE
-	Preliminary	07/15/25
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-	Preliminary	07/25/25
-	Preliminary	07/28/25
-	Preliminary	08/04/25
-	Preliminary	08/05/25
-	Preliminary	08/07/25
-	Bid	08/20/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
MECHANICAL SCHEDULES

SHEET:
M-0.1



1 / M-1.1 TYPICAL HOUSING BUILDING MECHANICAL FLOOR PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

HOUSING BUILDINGS 2024 IMC CHAPTERS 4&5 VENTILATION & EXHAUST SCHEDULE

ROOM	OCCUPANCY CLASSIFICATION	AREA A: AREA (S.F.)	AREA B: CFM PER S.F. REQUIRED	AREA C: AREA CFM REQUIRED (AxB)	OCCUPANCY D: OCCUPANT DENSITY (#/1000 SF)	OCCUPANCY E: NUMBER OF PEOPLE (A/1000xD)	OCCUPANCY F: CFM PER PERSON REQUIRED	OCCUPANCY G: OCCUPANCY CFM REQ'D (ExF)	REQUIRED VENTILATION (C+G)	VENTILATION PROVIDED (CFM)	REQUIRED EXHAUST (CFM)	EXHAUST PROVIDED (CFM)	PROVIDED BY
CORRIDOR	CORRIDOR	1,571	0.06	94	–	–	–	–	94	860	0	0	AHU-H-A
BEDROOM 1	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 1	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 2	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 2	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 3	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 3	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 4	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 4	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 5	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 5	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 6	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 6	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 7	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 7	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 8	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 8	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 9	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 9	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 10	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 10	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 11	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 11	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 12	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 12	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 13	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 13	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 14	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 14	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 15	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 15	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 16	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	NOTE 1	NOTE 1	EF-H-A
BEDROOM 16	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 17	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	25/50	25/50	AHU-H-A
RESTROOM (RR) 17	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 18	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 18	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 19	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 19	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 20	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 20	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 21	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 21	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 22	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 22	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
UTILITY	STORAGE	132	0.12	16	–	–	–	–	16	37 NOTE 2	0	100	EF-H-B
LAUNDRY	LAUNDRY ROOMS	100	0.12	12	10	1	5	5	17	18 NOTE 2	0	50	EF-H-C
RESTROOM (RR) 23	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 24	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 24	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 25	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 25	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 26	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 26	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 27	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 27	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 28	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 28	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
BEDROOM 29	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
RESTROOM (RR) 29	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
RESTROOM (RR) 30	BATHROOMS/TOILET	32	–	–	–	–	–	–	–	–	25/50 NOTE 1	25 NOTE 1	EF-H-A
BEDROOM 30	BEDROOM/LIVING ROOM	123	0.06	7	10	1	5	5	12	20 NOTE 3	0	0	AHU-H-A
TYPICAL HOUSING BUILDING TOTAL AREA (S.F.)		6,453						TYPICAL HOUSING BUILDING TOTAL AIRFLOW (CFM)		487	1,200	1,050 NOTE 1	1,200 NOTE 1	

NOTES:
1. 50 CFM PER RESTROOM PROVIDED FOR INTERMITTENT EXHAUST. TOTAL BUILDING EXHAUST AIRFLOW IS BASED ON 50% DIVERSITY IN THE RESTROOMS.
2. VENTILATION AIR PROVIDED VIA TRANSFER/MAKE-UP AIR FROM CORRIDOR TO UTILITY OR LAUNDRY ROOM EXHAUST FAN, WITH THE PERCENTAGE OF O.A. PROVIDED BY AHU-H-A.
3. VENTILATION AIR PROVIDED = PERCENTAGE OF O.A. PROVIDED BY AHU-H-A (1,200 / 3,200 = 37.5%) TIMES THE SA REGISTER + SUPPLY AIR TRANSFERRED FROM EXHAUST FANS.

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

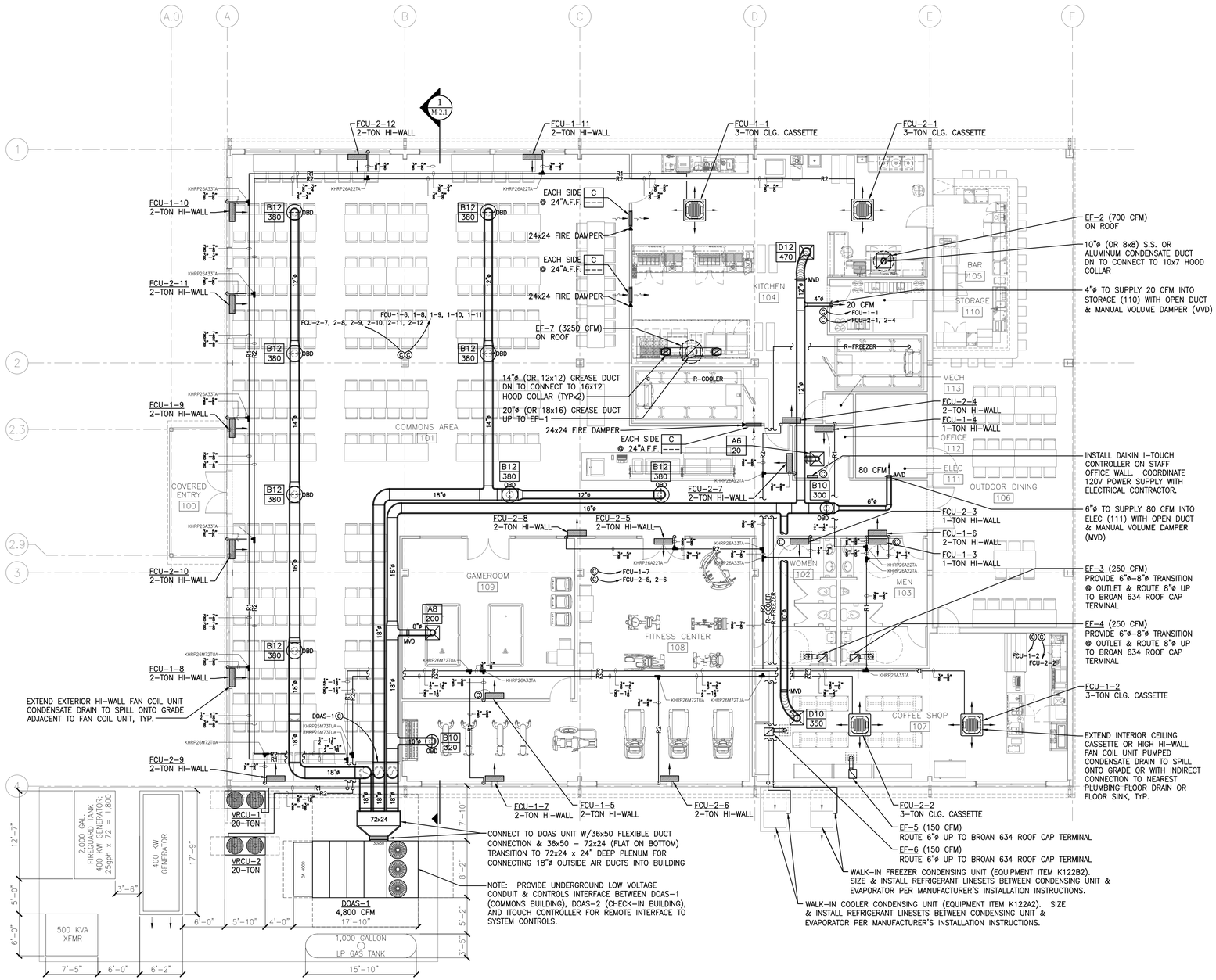
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-	Preliminary	07/16/25
-	Preliminary	07/21/25
-	Preliminary	07/30/25
-	Preliminary	08/01/25
-	Preliminary	08/04/25
-	Preliminary	08/05/25
-	Preliminary	08/07/25
-	Bid	08/20/25
-	Bid Addendum A	08/25/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR: BID ADDENDUM C

DATE: September 12, 2025

TITLE: MECHANICAL HOUSING BUILDING PLANS & VENTILATION SCHEDULE

SHEET: M-1.1



1 M-1.2 COMMONS BUILDING MECHANICAL FLOOR PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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ISSUES AND REVISIONS

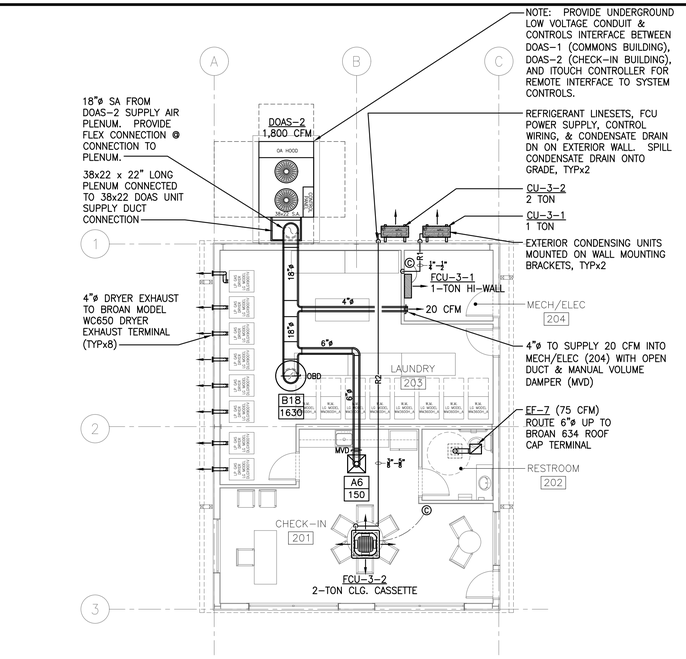
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-	Preliminary	07/15/25
-	Preliminary	07/16/25
-	Preliminary	07/21/25
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-	Preliminary	07/28/25
-	Preliminary	07/30/25
-	Preliminary	08/04/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

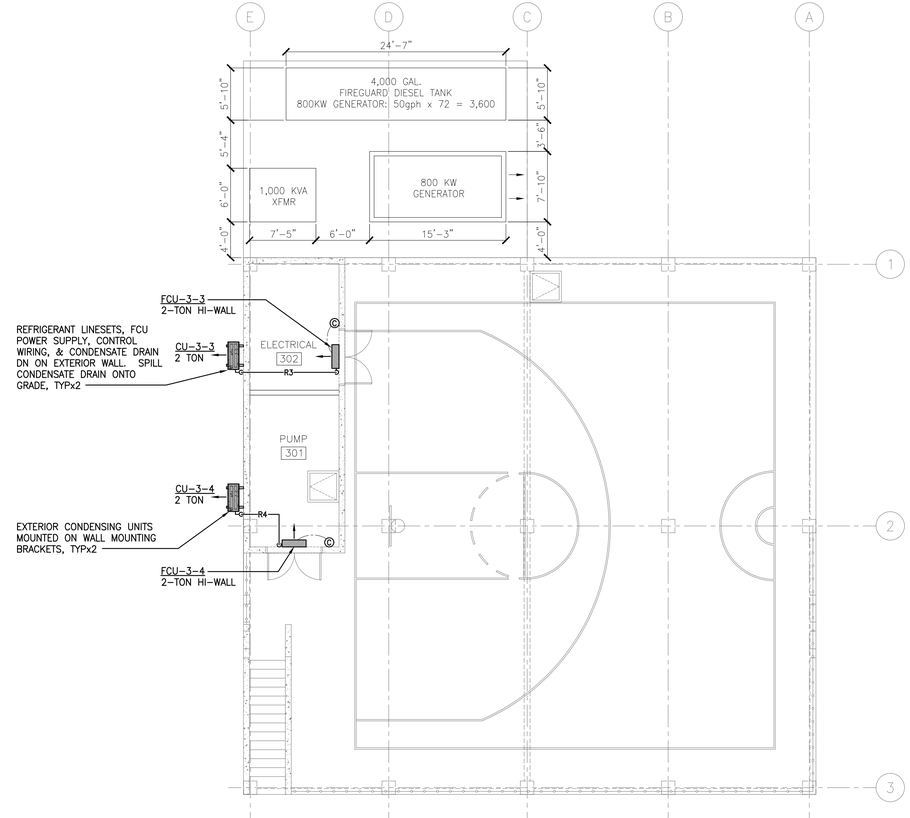
DATE:
September 12, 2025

TITLE:
MECHANICAL COMMONS BUILDING FLOOR PLAN

SHEET:
M-1.2



1 M-1.3 CHECK-IN, LAUNDRY, & UTILITY BUILDING MECHANICAL FLOOR PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 M-1.3 RECREATION AREA, CISTERN, & PUMP ROOM MECHANICAL FLOOR PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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ISSUES AND REVISIONS

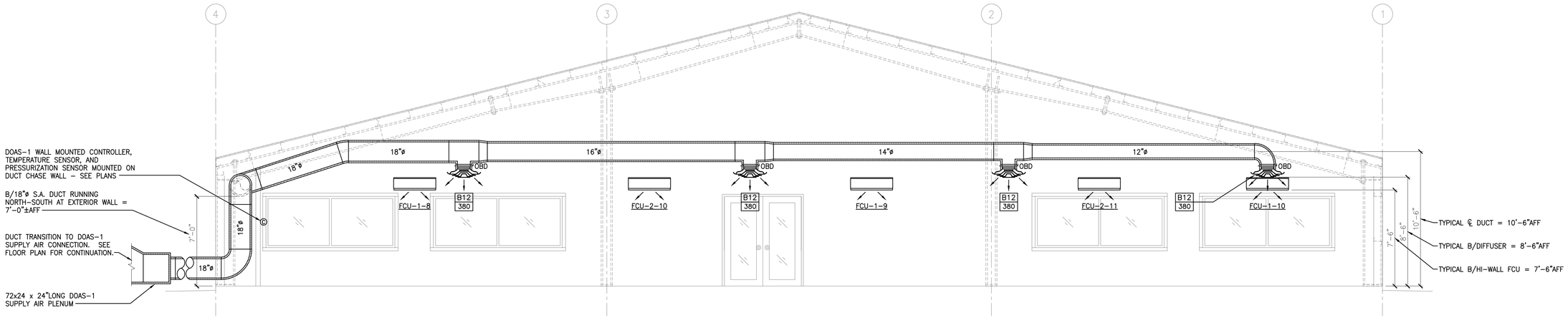
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-	Preliminary	07/15/25
-	Preliminary	07/16/25
-	Preliminary	07/21/25
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-	Preliminary	07/30/25
-	Preliminary	08/04/25
-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
MECHANICAL CHECK-IN AND RECREATION & CISTERN BUILDING PLANS

SHEET:
M-1.3

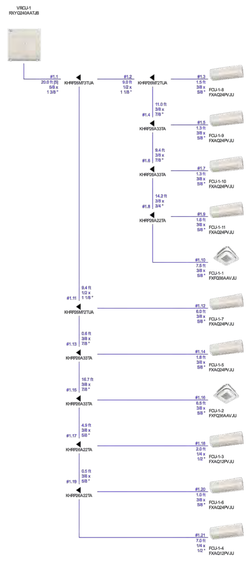


1 M-2.1 COMMONS BUILDING MECHANICAL SECTION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

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Piping diagrams

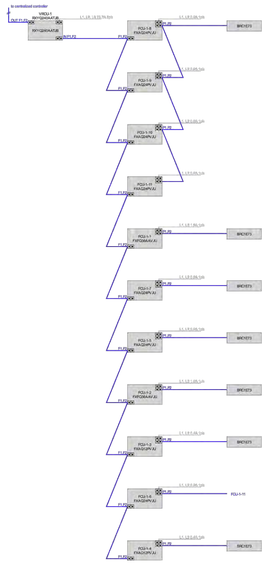
Piping VRCU-1



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Wiring diagrams

Wiring VRCU-1



Remarks

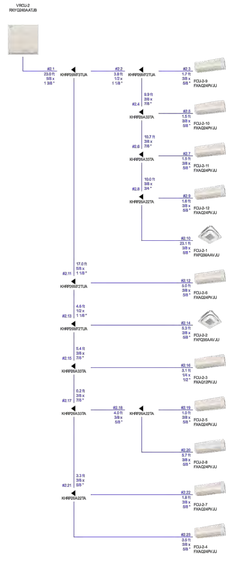
P1P2 = AWG 18-2 is required - however always refer to local code for further information.

F1F2 IN/OUT = AWG 18-2 is required - however always refer to local code for further information

2 M-2.1 VRCU-1 REFRIGERANT PIPING & WIRING DIAGRAMS
NOT TO SCALE

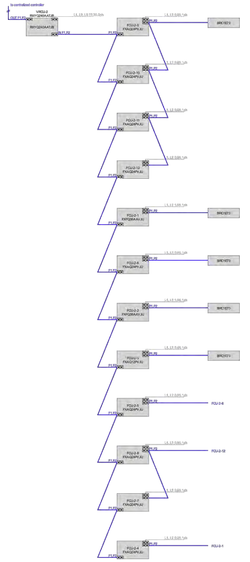
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Piping VRCU-2



DAIKIN

Wiring VRCU-2



Remarks

P1P2 = AWG 18-2 is required - however always refer to local code for further information.

F1F2 IN/OUT = AWG 18-2 is required - however always refer to local code for further information

3 M-2.1 VRCU-2 REFRIGERANT PIPING & WIRING DIAGRAMS
NOT TO SCALE

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ISSUES AND REVISIONS

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-	Preliminary	07/28/25
-	Preliminary	07/30/25
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-	Preliminary	08/07/25
-	Bid	08/15/25
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

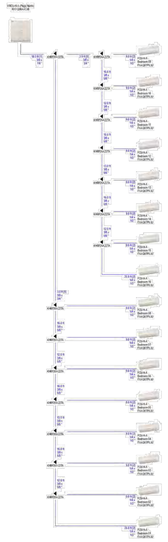
TITLE:
MECHANICAL SECTIONS AND DETAILS

SHEET:
M-2.1

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Piping diagrams

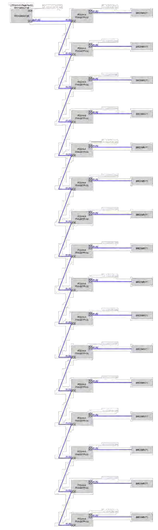
Piping VRCU-H-A (Page North)



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Wiring diagrams

Wiring VRCU-H-A (Page North)



Remarks

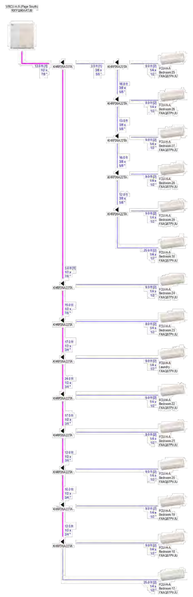
P1P2 = AWG 18-2 is required - however always refer to local code for further information.

F1F2 IN/OUT = AWG 18-2 is required - however always refer to local code for further information

1 M-2.2 VRCU-H-A (UNIT 1 - PLAN NORTH) REFRIGERANT PIPING & WIRING DIAGRAMS
NOT TO SCALE

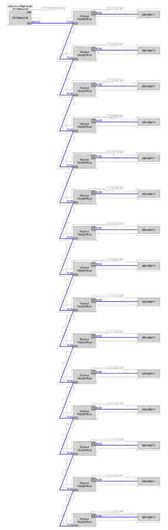
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Piping VRCU-H-A (Page South)



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Wiring VRCU-H-A (Page South)



Remarks

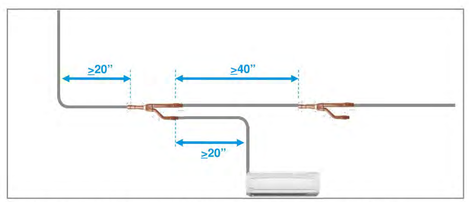
P1P2 = AWG 18-2 is required - however always refer to local code for further information.

F1F2 IN/OUT = AWG 18-2 is required - however always refer to local code for further information

2 M-2.2 VRCU-H-A (UNIT 2 - PLAN SOUTH) REFRIGERANT PIPING & WIRING DIAGRAMS
NOT TO SCALE

VRV Piping Considerations/Recommendations

- **90° Elbows & REFNETS** should be kept **20" from Indoor Units**
- **90° Elbows** should be kept **20" from REFNETs**
- **REFNETs** should be kept **40" from each other**
- All piping should be supported within **12" to 20" of Indoor Units and Outdoor Units**
- All **REFNETS** should be supported within **12" to 20"**



NOTE: This procedure is recommended to avert potential noise issues in the piping

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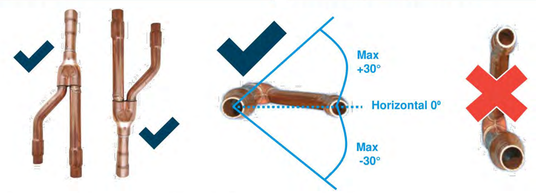
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3 M-2.2 DAIKIN REFRIGERANT PIPING INSTALLATION DETAILS
NOT TO SCALE

REFNET Branch Kit Installation-Main Lines

Vertical Installation

Horizontal Installation



- REFNET Y Joints to be installed: vertical or horizontal ± 30°
- NOTE: When installed vertically, single end of the REFNET points towards outdoor unit
- Each REFNET included in the branch kit is labeled to identify circuit:
  - Liquid – Gas

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4 M-2.2 DAIKIN REFRIGERANT PIPING INSTALLATION DETAILS
NOT TO SCALE

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ISSUES AND REVISIONS

MARK	ISSUE	DATE
-	Bid Addendum A	08/22/25
-	Bid Addendum B	08/29/25
-	Bid Addendum C	09/12/25

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
MECHANICAL SECTIONS AND DETAILS

SHEET:
M-2.2



1 E-0.1 ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

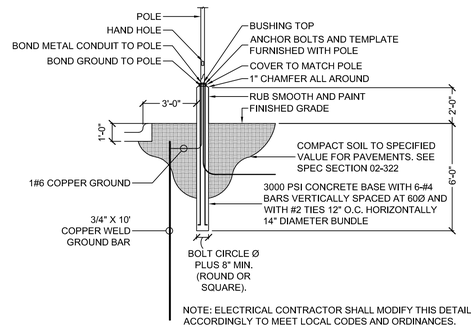
NORTH

GENERAL NOTES:

1. SEE SHEET E-6.1 FOR FIXTURE MOUNTING HEIGHTS.

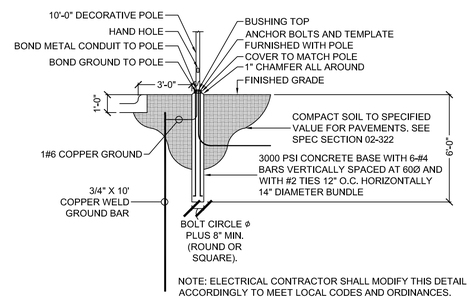
KEYED NOTES:

1. 208 VOLT DIESEL STANDBY GENERATOR.
2. 500kVA, 13.8kV/208Y/120.
3. 600 VOLT DIESEL STANDBY GENERATOR.
4. 1000kVA, 13.8kV/600Y/347.
5. TAP BOX FOR MODULES 1 THRU 8.
6. TAP BOX FOR MODULES 9 THRU 15.
7. SEE EXTENDED POLE BASE DETAIL 2 SHEET E-0.1 (TYPICAL 15 PLACES).
8. SEE FLUSH POLE BASE DETAIL 3 SHEET E-0.1 (TYPICAL 22 PLACES).
9. PROVIDE POWER FOR (2) TWO LIFT STATIONS (LS-1A AND LS-1B). ROUTE POWER TO NEMA 4X CONTROL PANELS. CONNECT CONTROL PANELS TO 2HP MOTORS. USE CIRCUITS CHA-30,32,34 (LS-1A) AND CHA-36,38,40 (LS-1B). USE #10 WIRE.



NOTE: ELECTRICAL CONTRACTOR SHALL MODIFY THIS DETAIL ACCORDINGLY TO MEET LOCAL CODES AND ORDINANCES.

2 E-0.1 EXTENDED POLE BASE DETAIL
SCALE: N.T.S



NOTE: ELECTRICAL CONTRACTOR SHALL MODIFY THIS DETAIL ACCORDINGLY TO MEET LOCAL CODES AND ORDINANCES.

3 E-0.1 FLUSH POLE BASE DETAIL
SCALE: N.T.S



09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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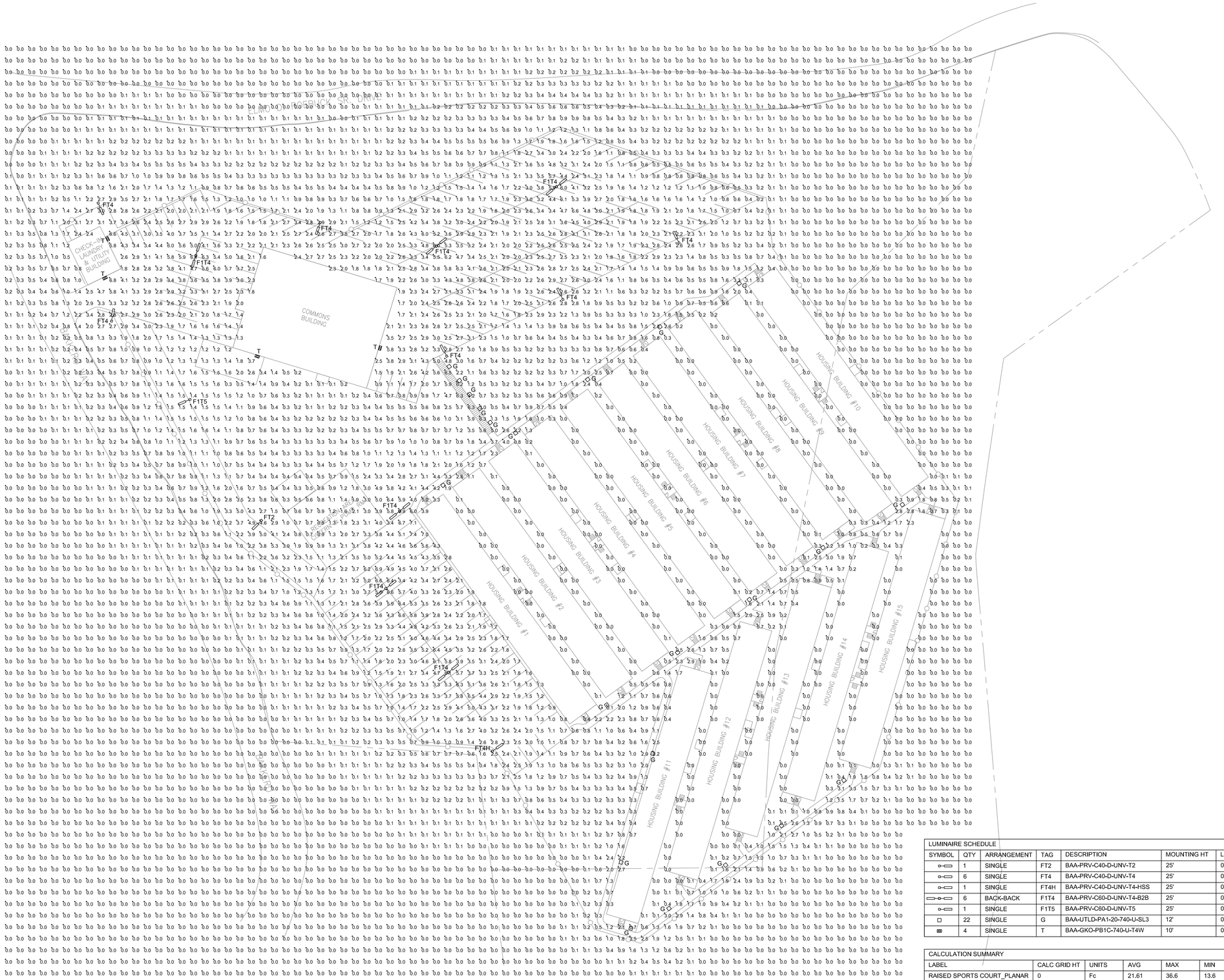
MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
ELECTRICAL SITE PLAN

SHEET:
E-0.1



1 E-0.2 ELECTRICAL SITE PHOTOMETRICS
SCALE: 1" = 40'-0"

NORTH

LUMINAIRE SCHEDULE								
SYMBOL	QTY	ARRANGEMENT	TAG	DESCRIPTION	MOUNTING HT	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
○▭	1	SINGLE	FT2	BAA-PRV-C40-D-UNV-T2	25'	0.900	17172	131
○▭	6	SINGLE	FT4	BAA-PRV-C40-D-UNV-T4	25'	0.900	17087	131
○▭	1	SINGLE	FT4H	BAA-PRV-C40-D-UNV-T4-HSS	25'	0.900	15518	131
▭○▭	6	BACK-BACK	F1T4	BAA-PRV-C60-D-UNV-T4-B2B	25'	0.900	19984	153
○▭	1	SINGLE	F1T5	BAA-PRV-C60-D-UNV-T5	25'	0.900	21360	153
□	22	SINGLE	G	BAA-UTLD-PA1-20-740-U-SL3	12'	0.900	2784	21
▭	4	SINGLE	T	BAA-GKO-PB1C-740-U-T4W	10'	0.900	2489	17

CALCULATION SUMMARY								
LABEL	CALC GRID HT	UNITS	AVG	MAX	MIN	MAX/MIN	PTSPCLR	PTSPCTB
RAISED SPORTS COURT_PLANAR	0	Fc	21.61	36.6	13.6	2.69	4	4
SITE	0	Fc	0.53	7.4	0.0	N.A.	10	10
STAIRS	N.A.	Fc	20.03	29.1	10.6	2.75	1	N.A.

REGISTERED ENGINEER
U.S. VIRGIN ISLANDS
EUGENE J. GABRELL
1266-E
09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
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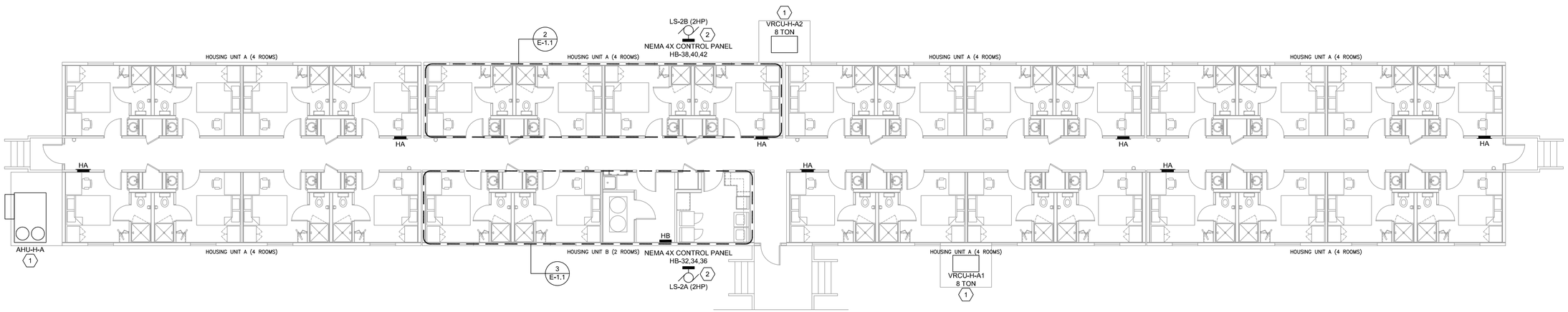
MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
ELECTRICAL SITE PHOTOMETRICS

SHEET:
E-0.2



1 E-1.1 TYPICAL HOUSING BUILDING POWER PLAN

SCALE: 1/8" = 1'-0"

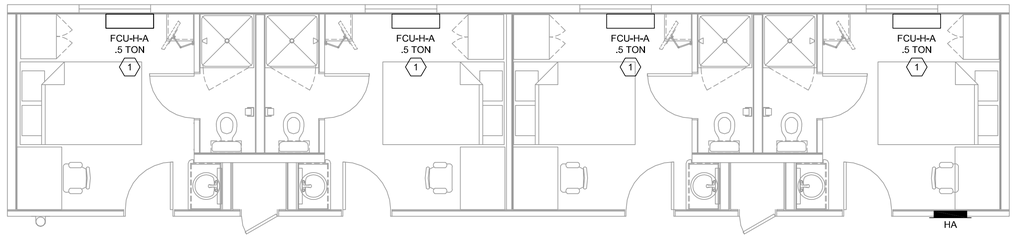
KEYED NOTES:

1. SEE HVAC EQUIPMENT SCHEDULE SHEET E-1.1 FOR ELECTRICAL REQUIREMENTS. LOCATE DISCONNECT WITHIN SIX FEET OF UNIT.
2. PROVIDE POWER FOR (2) TWO LIFT STATIONS (LS-2A AND LS-2B). ROUTE POWER TO NEMA 4X CONTROL PANELS. CONNECT CONTROL PANELS TO 2HP MOTORS. USE CIRCUITS AS SHOWN. USE #10 WIRE.

1 MECHANICAL EQUIPMENT SCHEDULE-ELECTRICAL

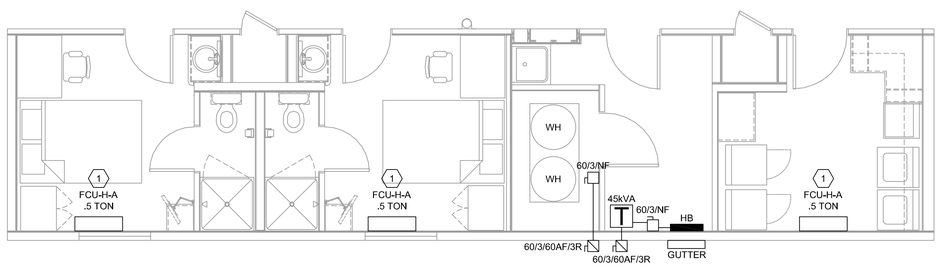
TAG	DISCONNECT (NOTE 1)	CIRCUIT	NOTES
AHU-H-A	30/3/NF/3R	HB-26,28,30	1, 3
FCU-H-A (.5 TON)	30/2/NF	HA-6,8	1, 2
FCU-H-A (.5 TON)	30/2/NF	HA-6,8	1, 2
FCU-H-A (.5 TON)	30/2/NF	HA-6,8	1, 2
FCU-H-A (.5 TON)	30/2/NF	HA-6,8	1, 2
VRCU-H-A1 (8 TON)	60/3/NF/3R	HB-14,16,18	1, 3
VRCU-H-A2 (8 TON)	60/3/NF/3R	HB-20,22,24	1, 3

SCHEDULE NOTES:
1) DO NOT MOUNT DISCONNECTS ON CONDENSING UNITS.
2) 208V, 1 PHASE.
3) 208V, 3 PHASE.



2 E-1.1 ENLARGED HOUSING UNIT "A" POWER PLAN

SCALE: 1/4" = 1'-0"



3 E-1.1 ENLARGED HOUSING UNIT "B" POWER PLAN

SCALE: 1/4" = 1'-0"

REGISTERED ENGINEER
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1266-E
U.S. VIRGIN ISLANDS
06/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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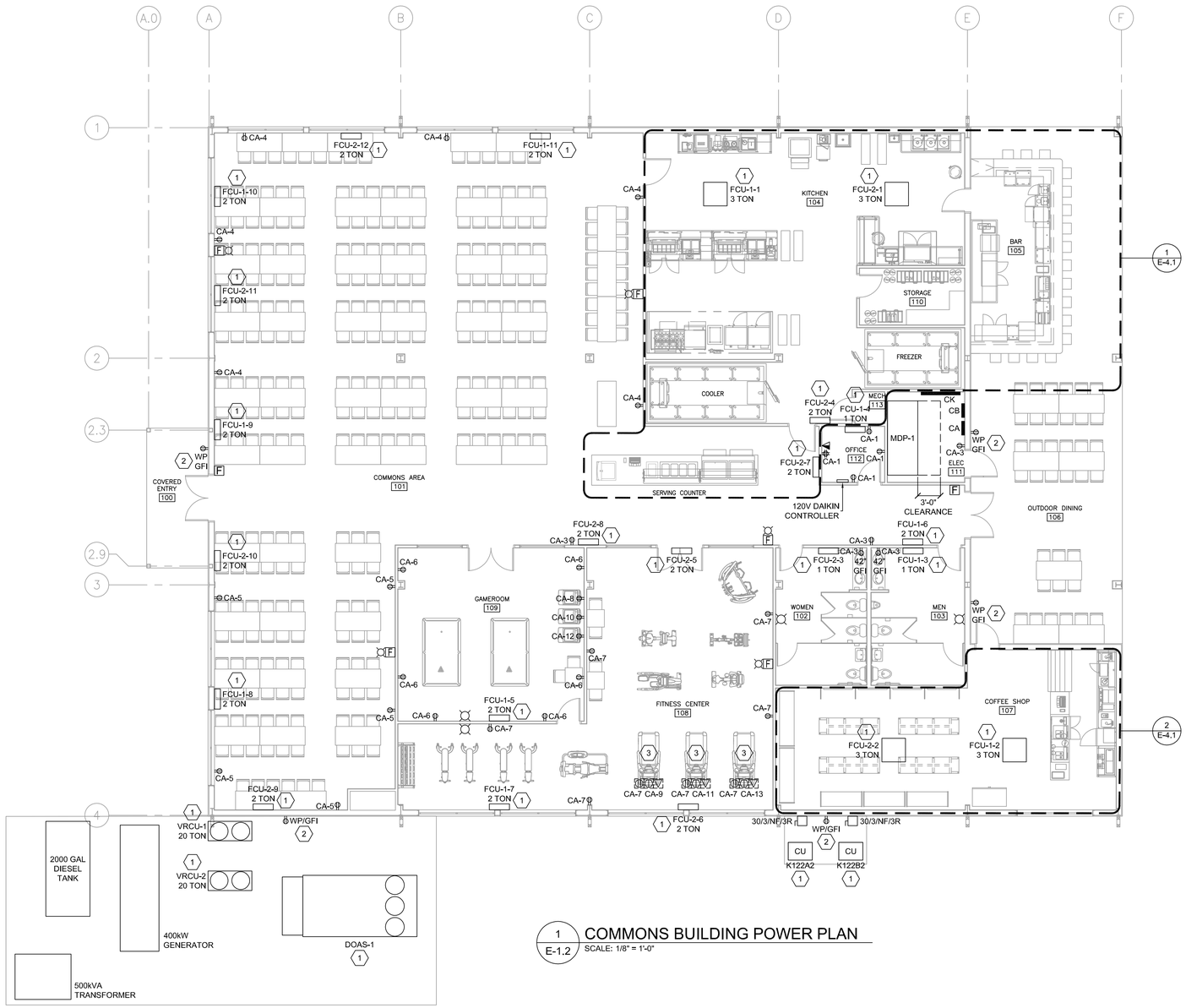
DATE:
September 12, 2025

TITLE:
HOUSING BUILDING POWER PLAN

SHEET:
E-1.1

KEYED NOTES:

1. SEE HVAC EQUIPMENT SCHEDULE SHEET E-1.2 FOR ELECTRICAL REQUIREMENTS. LOCATE DISCONNECT WITHIN SIX FEET OF UNIT.
2. PROVIDE GFI PROTECTED DUPLEX RECEPTACLE IN WEATHERPROOF ENCLOSURE (WHEN IN USE). USE #10 WIRE. USE CIRCUIT CA-2.
3. FLOOR BOXES SHALL HAVE PROVISIONS FOR CARPET INSERTS AND SHALL BE BRASS. THEY SHALL HAVE A SHALLOW PROFILE WITH SIDE ENTRY CONDUIT.



1 E-1.2 COMMONS BUILDING POWER PLAN
SCALE: 1/8" = 1'-0"

1 MECHANICAL EQUIPMENT SCHEDULE-ELECTRICAL

TAG	DISCONNECT (NOTE 1)	CIRCUIT	NOTES
DOAS-1	200/3/NF/3R	CB-1,3,5	1, 3
FCU-1-1 (3 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-2 (3 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-3 (1 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-4 (1 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-5 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-6 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-7 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-8 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-9 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-10 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-1-11 (2 TON)	30/2/NF	CB-2,4	1, 2
FCU-2-1 (3 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-2 (3 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-3 (1 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-4 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-5 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-6 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-7 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-8 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-9 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-10 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-11 (2 TON)	30/2/NF	CB-6,8	1, 2
FCU-2-12 (2 TON)	30/2/NF	CB-6,8	1, 2
VRCU-1 (20 TON)	100/3/NF/3R	CB-7,9,11	1, 3
VRCU-2 (20 TON)	100/3/NF/3R	CB-13,15,17	1, 3
WALK-IN CLR CU (K122A2)	30/3/NF/3R	CK-96,98,100	1, 3, 4
WALK-IN FZR CU (K122B2)	30/3/NF/3R	CK-102,104,106	1, 3, 4

SCHEDULE NOTES:
1) DO NOT MOUNT DISCONNECTS ON CONDENSING UNITS.
2) 208V, 1 PHASE.
3) 208V, 3 PHASE.
4) SEE SHEET E-4.0.

REGISTERED ENGINEER
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1266-E
U.S. VIRGIN ISLANDS
09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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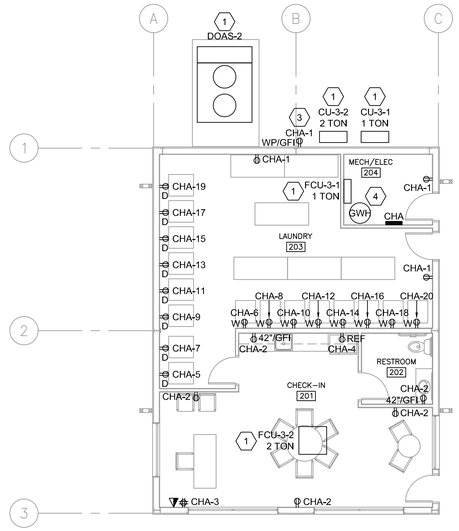
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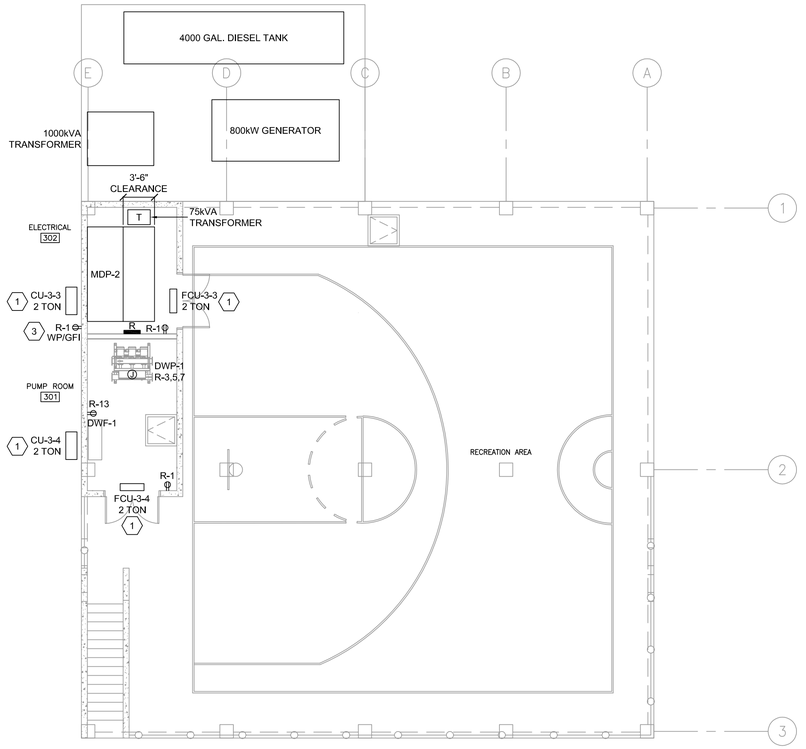
TITLE:
COMMONS BUILDING POWER PLAN

SHEET:
E-1.2



1 / E-1.3 CHECK-IN BUILDING POWER PLAN

SCALE: 1/8" = 1'-0"



2 / E-1.3 RECREATION BULDING POWER PLAN

SCALE: 1/8" = 1'-0"

KEYED NOTES:

1. SEE HVAC EQUIPMENT SCHEDULE SHEET E-1.3 FOR ELECTRICAL REQUIREMENTS. LOCATE DISCONNECT WITHIN SIX FEET OF UNIT.
2. MINI-SPLIT INSIDE FAN COIL UNIT RECEIVES ITS POWER FROM THE OUTDOOR CONDENSING UNIT (LOCATED ON GROUND). ELECTRICAL CONTRACTOR SHALL SUPPLY CONDUIT, WIRING AND FINAL CONNECTIONS BETWEEN THE INDOOR AND OUTDOOR UNITS. COORDINATE CLOSELY WITH MECHANICAL CONTRACTOR. SOME AC MANUFACTURER'S LINE SETS INCLUDE THE ELECTRICAL COMPONENTS.
3. PROVIDE GFI PROTECTED DUPLEX RECEPTACLE IN WEATHERPROOF ENCLOSURE (WHEN IN USE). USE #10 WIRE.
4. PROVIDE POWER FOR GAS WATER HEATER CONTROLLER. 120V, 1 PHASE, 5 AMPS. USE CIRCUIT CHA-31.

1 MECHANICAL EQUIPMENT SCHEDULE-ELECTRICAL

TAG	DISCONNECT (NOTE 1)	CIRCUIT	NOTES
CU-3-1 (1 TON)	30/2/NF	CHA-22,24	1, 2
CU-3-2 (2 TON)	30/2/NF	CHA-26,28	1, 2
CU-3-3 (2 TON)	30/2/NF	R-2,4	1, 2
CU-3-4 (2 TON)	30/2/NF	R-6,8	1, 2
DOAS-2	200/3/NF/3R	CHA-23,25,27	1, 3
FCU-3-1 (1 TON)	30/2/NF	N/A	1, 2, 4
FCU-3-2 (2 TON)	30/2/NF	N/A	1, 2, 4
FCU-3-3 (2 TON)	30/2/NF	N/A	1, 2, 4
FCU-3-4 (2 TON)	30/2/NF	N/A	1, 2, 4

SCHEDULE NOTES:
1) DO NOT MOUNT DISCONNECTS ON CONDENSING UNITS.
2) 208V, 1 PHASE.
3) 208V, 3 PHASE.
4) SEE KEYED NOTE 2.

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FRENCHMANS BAY HOUSING

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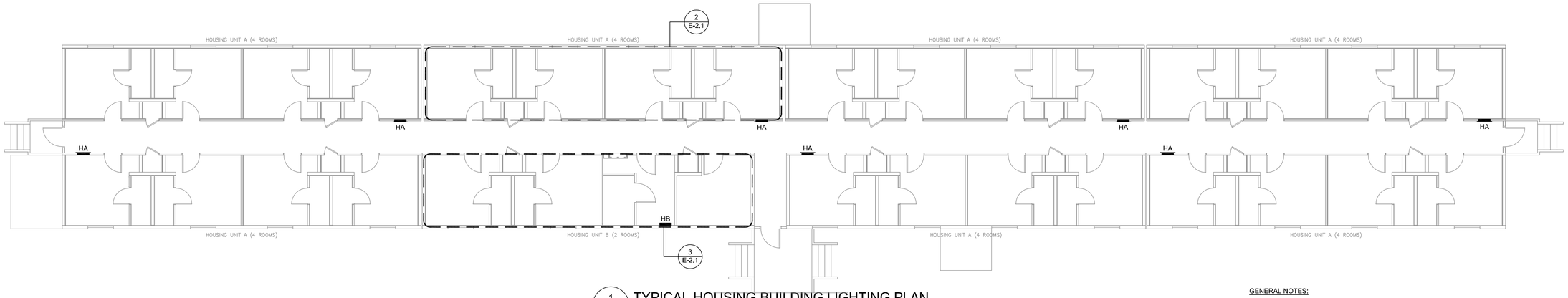
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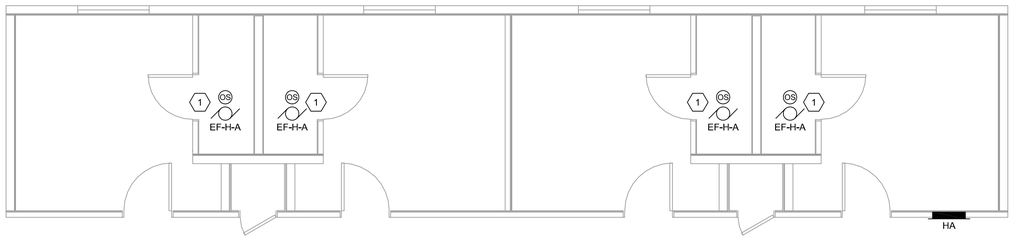
DATE:
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TITLE:
CHECK-IN & RECREATION BUILDINGS POWER PLAN

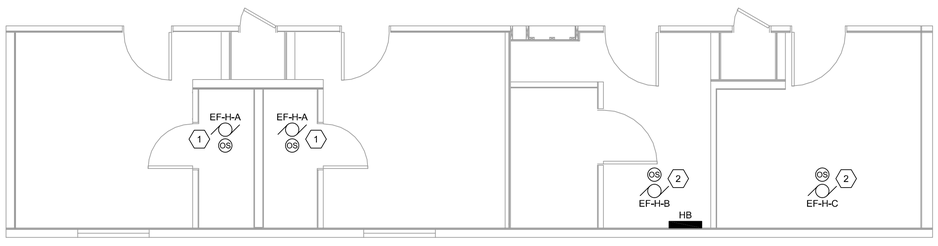
SHEET:
E-1.3



1 E-2.1 TYPICAL HOUSING BUILDING LIGHTING PLAN
SCALE: 1/8" = 1'-0"



2 E-2.1 ENLARGED HOUSING UNIT "A" LIGHTING PLAN
SCALE: 1/4" = 1'-0"



3 E-2.1 ENLARGED HOUSING UNIT "B" LIGHTING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. EVERY MODULE TRANSFORMER SHALL BE GROUNDED PER NEC 250.30 FOR SEPARATELY DERIVED SYSTEMS.
2. ALL MODULE STEEL SKID FRAMES SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM.
3. ALL MODULES SHALL HAVE A DEDICATED 3/4 X 8FT CU GROUND ROD.

KEYED NOTES:

1. REMOVE AND REPLACE EXHAUST FAN WITH NEW EXHAUST FAN (EF-H-A) EQUIPPED WITH SPEED CONTROLLER. ADD NEW OCCUPANCY SWITCH BETWEEN WALL FAN SWITCH AND NEW EXHAUST FAN FOR SERIES CONTROL. REUSE EXISTING CIRCUITRY. TYPICAL EACH RESTROOM.
2. REMOVE AND REPLACE EXHAUST FAN WITH NEW EXHAUST FANS (EF-H-B AND EF-H-C) EQUIPPED WITH SPEED CONTROLLER AND CONTINUOUS OPERATION. ADD NEW OCCUPANCY SWITCH BETWEEN WALL FAN SWITCH AND NEW EXHAUST FAN FOR SERIES CONTROL. REUSE EXISTING CIRCUITRY.

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FRENCHMANS BAY HOUSING

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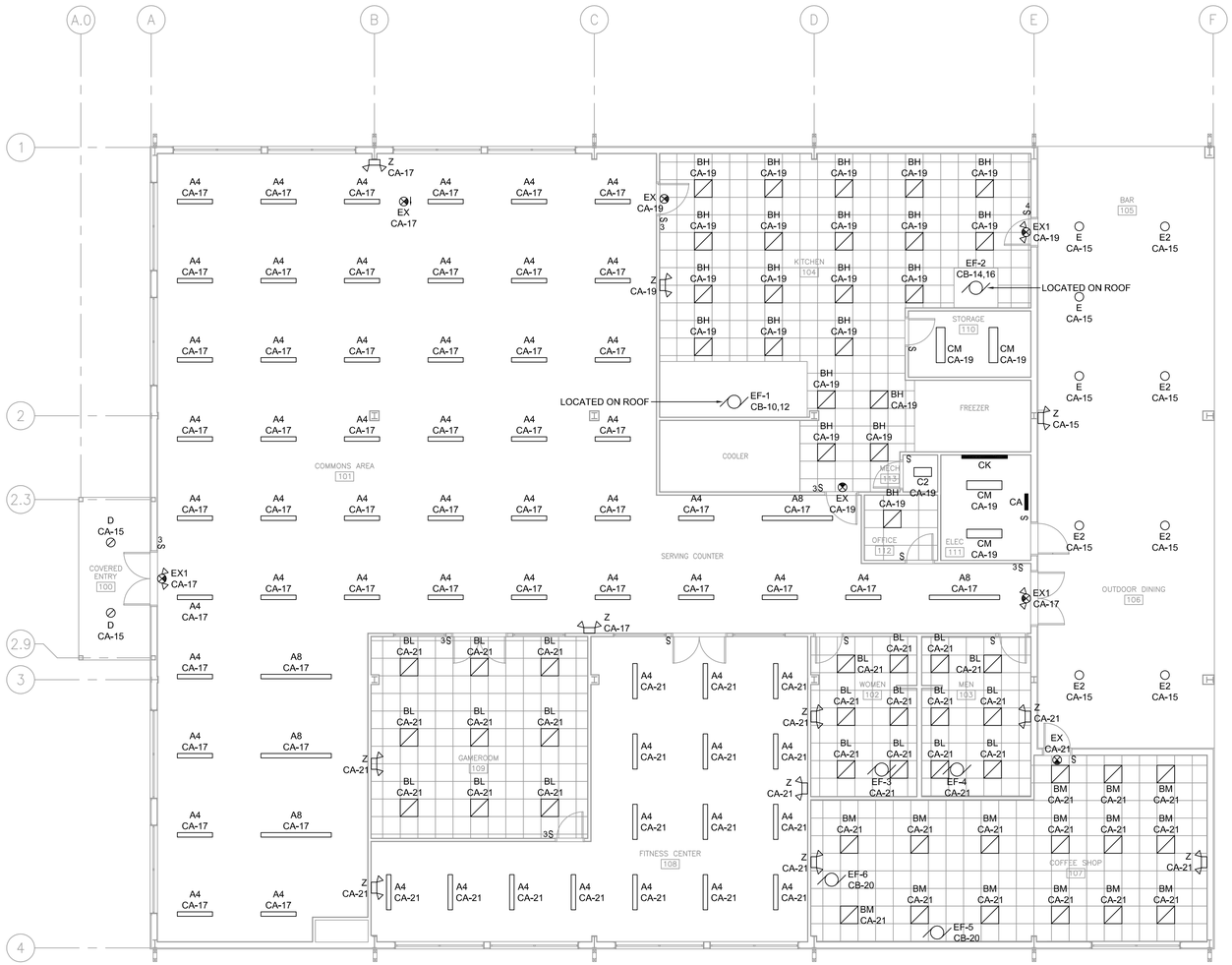
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ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
HOUSING BUILDING LIGHTING PLAN

SHEET:
E-2.1



1 COMMONS BUILDING LIGHTING PLAN
E-2.2 SCALE: 1/8" = 1'-0"

EUGENE J. GABRIELL 1266-E REGISTERED ENGINEER U.S. VIRGIN ISLANDS

06/12/2025

FRENCHMANS BAY HOUSING

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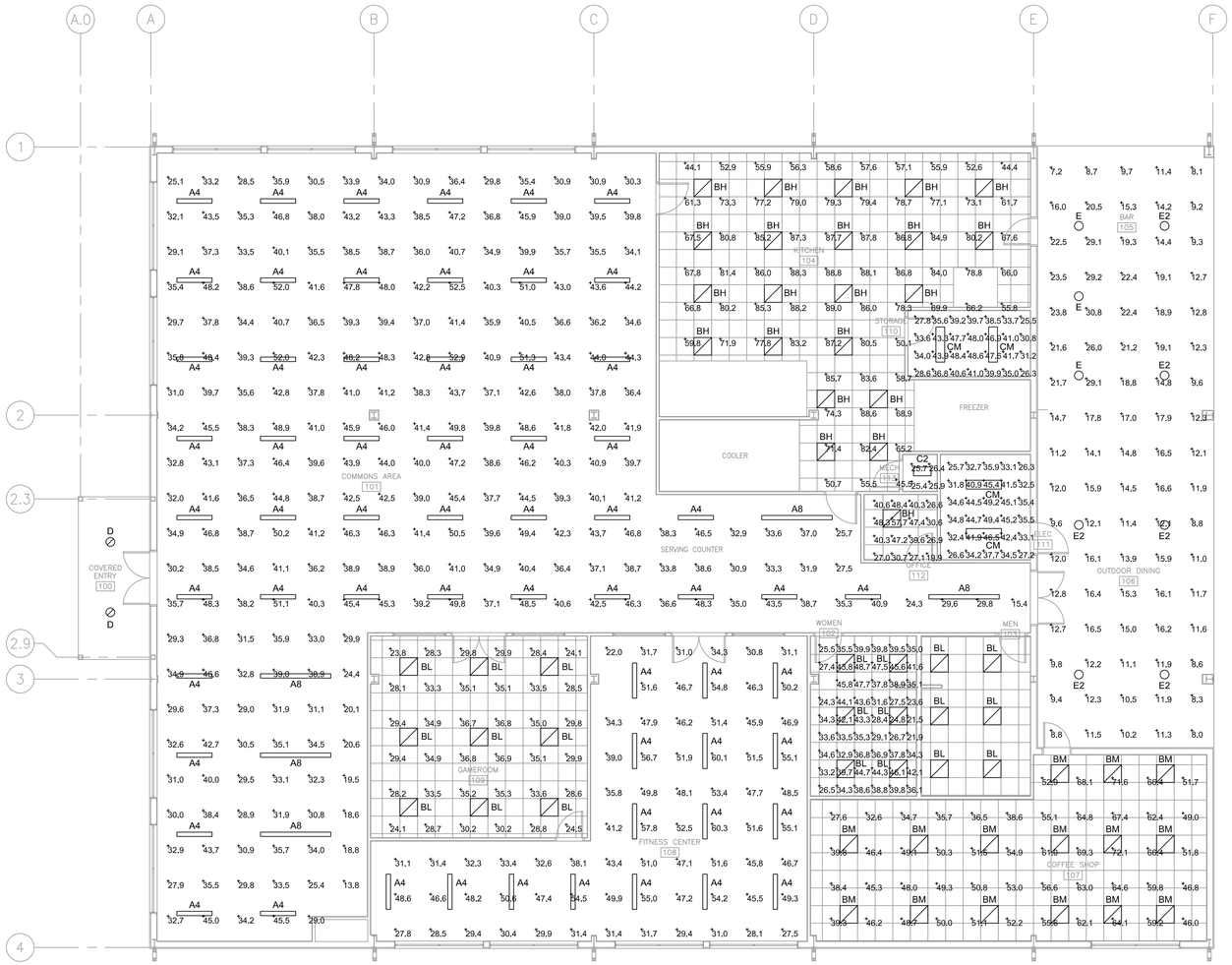
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DATE:
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TITLE:
COMMONS BUILDING LIGHTING PLAN

SHEET:
E-2.2



1 E-2.2A COMMONS BUILDING PHOTOMETRICS PLAN
SCALE: 1/8" = 1'-0"

LUMINAIRE SCHEDULE							
SYMBOL	QTY	TAG	DESCRIPTION	MOUNTING HT	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	61	A4	BAA-4MB-4SL-RND-UNV-L835	8.5'	0.900	4096	29.8
	5	A8	BAA-8TMB-4SL-RND-UNV-L835	8.5'	0.900	4032	27.6
	22	BH	BAA-22CGTS-L3C3-HIGH-3500K	8', 9'	0.900	4700	40.6
	21	BL	BAA-22CGTS-L3C3-LOW-3500K	8', 9', 10'	0.900	2720	22
	15	BM	BAA-22CGTS-L3C3-MID-3500K	9'	0.900	3681	30.2
	4	CM	BAA-4NWS3C3-UNV-MED-3500K	10'	0.900	4324	33.1
	1	C2	BAA-2NWS23C3-UNV-HI-3500K	10'	0.900	2522	21.8
	2	D	HC610D010-HM60525835-61MDH	9'	0.900	1124	9.9
	3	E	BAA-TTN-D1-735-U-CQ	8.5'	0.900	3205	26.4
	6	E2	BAA-TTN-D1-735-U-RW	8.5'	0.900	3108	26.4

CALCULATION SUMMARY								
LABEL	CALC GRID HT	UNITS	AVG	MAX	MIN	MAX/MIN	PTSPCLR	PTSPCTB
COFFEE SHOP_WORKPLANE	2.5	Fc	52.61	72.1	27.6	2.61	4	4
COMMONS_WORKPLANE	2.5	Fc	38.13	52.9	13.8	3.83	4	4
ELEC 111_WORKPLANE	2.5	Fc	37.36	49.4	25.7	1.92	2	2
FITNESS CTR_WORKPLANE	2.5	Fc	43.06	60.3	22.0	2.74	4	4
GAME RM_WORKPLANE	2.5	Fc	31.23	36.9	23.8	1.55	4	4
KITCHEN_WORKPLANE	2.5	Fc	72.67	89.0	44.1	2.02	4	4
MECH-ELEC 204_WORKPLANE	2.5	Fc	30.95	32.3	29.6	1.09	4	4
MECH_WORKPLANE	2.5	Fc	25.85	26.4	25.4	1.04	2	2
OFFICE_WORKPLANE	2.5	Fc	37.41	57.7	19.9	2.90	2	2
OUTDOOR DINING_WORKPLANE	2.5	Fc	14.91	30.8	7.2	4.28	4	4
RESTROOM 202_WORKPLANE	2.5	Fc	25.78	32.3	20.2	1.60	2	2
STORAGE_WORKPLANE	2.5	Fc	38.39	48.6	25.5	1.91	2	2
WOMEN_WORKPLANE	2.5	Fc	36.26	48.7	21.5	2.27	2	2

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FRENCHMANS BAY HOUSING

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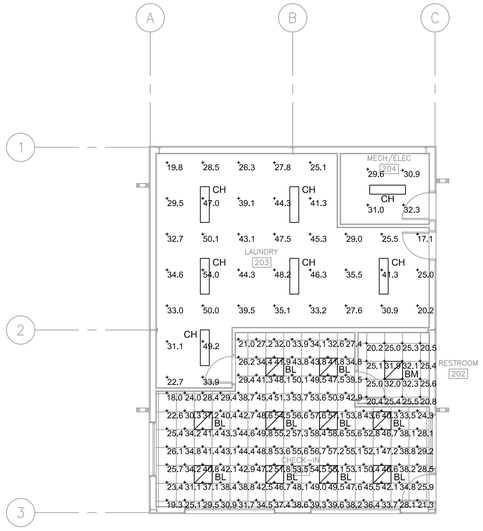
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ISSUE FOR:
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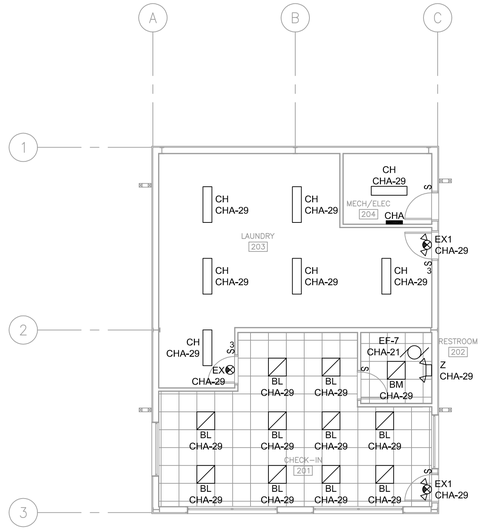
DATE:
September 12, 2025

TITLE:
COMMONS BUILDING PHOTOMETRICS PLAN

SHEET:
E-2.2A



3 E-2.3 CHECK-IN BUILDING PHOTOMETRICS PLAN
SCALE: 1/8" = 1'-0"



1 E-2.3 CHECK-IN BUILDING LIGHTING PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES:

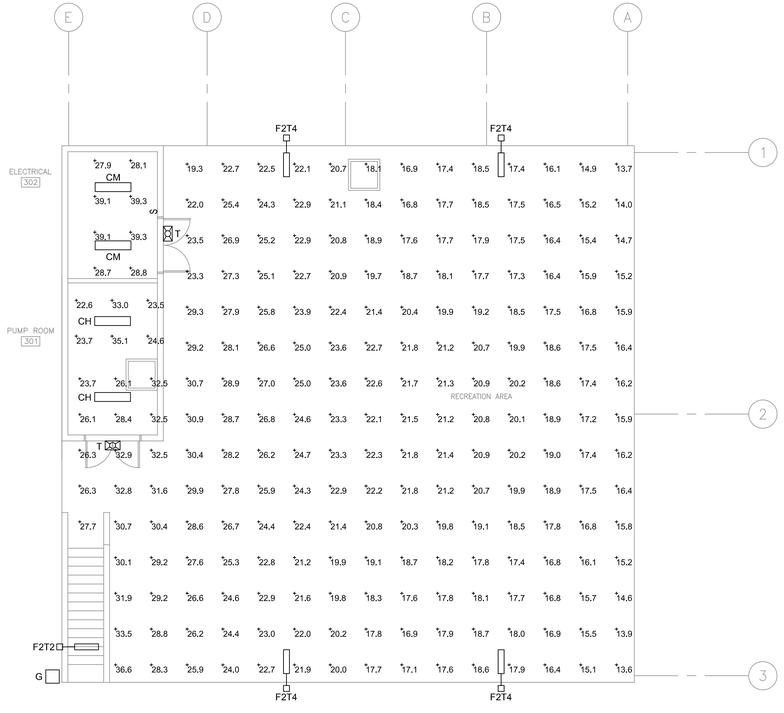
1 SEE FLUSH POLE BASE DETAIL 5 SHEET E-2.3 (TYPICAL 6 PLACES).

LUMINAIRE SCHEDULE

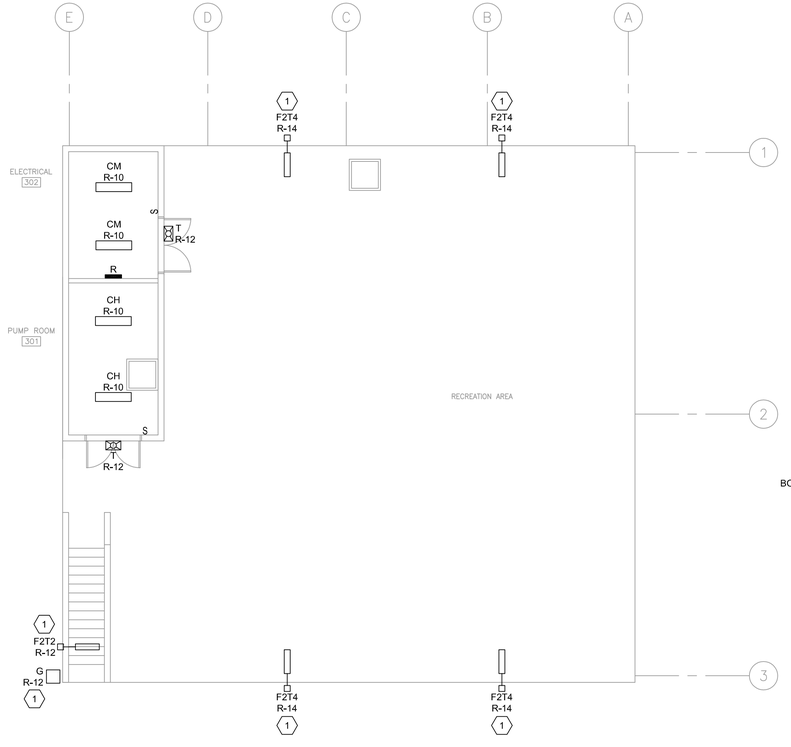
SYMBOL	QTY	TAG	DESCRIPTION	MOUNTING HT	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	10	BL	BAA-22CGTS-L3C3-LOW-3500K	8', 9', 10'	0.900	2720	22
	1	BM	BAA-22CGTS-L3C3-MID-3500K	9'	0.900	3681	30.2
	8	CH	BAA-4NWS3C3-UNV-HI-3500K	10'	0.900	4937	40.6
	2	CM	BAA-4NWS3C3-UNV-MED-3500K	10'	0.900	4324	33.1
	1	F2T2	BAA-PRV-XL-C175-D-UNV-T2 (SINGLE)	25'	0.900	48876	346
	4	F2T4	BAA-PRV-XL-C175-D-UNV-T4-HSS (SINGLE)	25'	0.900	44062	346
	1	G	BAA-UTLD-PA1-20-740-U-SL3 (SINGLE)	6'	0.900	2784	21
	2	T	BAA-GKO-PB1C-740-U-T4W (SINGLE)	10'	0.900	2489	17

CALCULATION SUMMARY

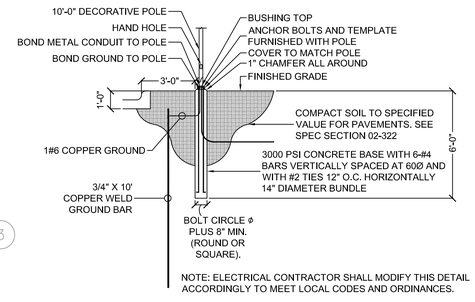
LABEL	CALC GRID HT	UNITS	AVG	MAX	MIN	MAX/MIN	PTSPCLR	PTSPCTB
CHECK IN_WORKPLANE	2.5	Fc	40.84	58.6	18.0	3.26	2	2
ELECTRICAL 302_WORKPLANE	2.5	Fc	33.79	39.3	27.9	1.41	4	4
LAUNDRY_WORKPLANE	2.5	Fc	35.65	54.0	17.1	3.16	4	4
PUMP RM 301_WORKPLANE	2.5	Fc	27.08	35.1	22.6	1.55	4	4
SPORTS COURT AREA OF PLAY		Fc	21.37	30.9	15.2	2.03		



4 E-2.3 RECREATION BULDING PHOTOMETRICS PLAN
SCALE: 1/8" = 1'-0"



2 E-2.3 RECREATION BULDING LIGHTING PLAN
SCALE: 1/8" = 1'-0"



NOTE: ELECTRICAL CONTRACTOR SHALL MODIFY THIS DETAIL ACCORDINGLY TO MEET LOCAL CODES AND ORDINANCES.

5 E-2.3 FLUSH POLE BASE DETAIL
SCALE: N.T.S

U.S. VIRGIN ISLANDS REGISTERED ENGINEER EUGENE J. GABRELL 1266-E
09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
CHECK-IN & RECREATION BUILDINGS LIGHTING PLAN

SHEET:
E-2.3

BAR UTILITY SCHEDULE

ITEM	QTY	DESCRIPTION	VOLTS	PH	AMPS	KW	HP	TYPE *	AFF	COMMENTS	CIRCUITS
B141	2	24" BOTTLE COOLER	120	1	4.5			DR		NEMA 5-15R	CK-50; CK-52
B146	1	GLASS WASHER	208	1	30.5			DC		WITH 70 DEGREE RISE WATER BOOSTER HEATER	CK-53,55
B154	1	42" WIDE X 11' LONG BACK COUNTER WITH UPPER DISPLAY SHELVING									SEE B154 RECEPTACLES
	2	NEMA 5-15R SIMPLEX RECEPTACLES	120	1	12.0			DC			CK-54
	2	NEMA 5-20R DUPLEX RECEPTACLES	120	1	16.0			DC			CK-56
	1	RJ-45 DATA PORT								CAT5e	N/A
B156	2	52" 2-DOOR BACK BAR REFRIGERATOR	120	1	7.0			DR		NEMA 5-15R	CK-57; CK-59
B158	1	POS SYSTEM TERMINAL	120	1	10.0			DR		NEMA 5-15R	CK-58
B158A	1	POS SYSTEM PRINTER	120	1	10.0			DR		NEMA 5-15R	CK-60
B180	2	26" WIDE UNDERCOUNTER ICE MACHINE	120	1	5.0			DR		NEMA 5-15R	CK-61; CK-63
B192	1	CARBONATOR	120	1	6.3			DR		NEMA 5-15R	CK-62

NOTES:
SR = SIMPLEX RECEPTACLE
DR = DUPLEX RECEPTACLE
DC = DIRECT CONNECT
JB = JUNCTION BOX
* = ALL SINGLE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERE OR LESS INSTALLED SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. NEC 210.8(B).

COFFEE SHOP UTILITY SCHEDULE

ITEM	QTY	DESCRIPTION	VOLTS	PH	AMPS	KW	HP	TYPE *	AFF	COMMENTS	CIRCUITS
C201	1	REFRIGERATED DISPLAY CASE	208	1	13.0			SR		NEMA 6-20R, CONNECTED TO RECEPTACLE IN C202	CK-69,71
C202	1	ISLAND FRONT COUNTER	SEE COMMENTS							(1) 5-15R DUPLEX RECEPT, (1) 6-20R SIMPLEX RECEPT, (2) L6-50R SIMPLEX RECEPTS, (2) 5-15R DUPLEX RECEPTS, (1) RJ-45 DATA PORT	SEE C201, C203, C205 AND C212
C203	1	POS SYSTEM	120	1	(2) 10.0			(2) DR		(2) NEMA 5-15R, CONNECTED TO RECEPTACLES & DATA PORT IN C202	CK-70; CK-72
C205	2	ESPRESSO MACHINE	208	1	30.0			SR		NEMA L6-50R, CONNECTED TO RECEPTACLE IN C202	CK-73,75; CK-77,79
C209	1	1-SECTION UNDERCOUNTER REFRIGERATOR	120	1	2.0			DR		NEMA 5-15R	CK-74
C211	1	WORK COUNTER WITH SINK	120	1	16.0			DC		PROVIDE NEMA 5-20R DUPLEX RECEPTACLE	CK-76
C212	1	2-SECTION UNDERCOUNTER REFRIGERATOR	120	1	2.0			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE IN C202	CK-78
C213	2	BLENDER	120	1	2.0			DR		NEMA 5-15R	CK-80; CK-82
C216	1	HOT WATER DISPENSER	208	1	12.9			DC			CK-81,83
C220	1	COFFEE BREWER	208	1	25.8			DC			CK-85-87
C222	1	MICROWAVE OVEN	120	1	13.4			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE IN C211	CK-84
C292	1	GLASS DOOR ICE CREAM DISPLAY FREEZER	120	1	9.5			DR		NEMA 5-20R	CK-86
C293	2	REFRIGERATED DISPLAY COOLER	208	1	16.0			SR		NEMA 6-20R	CK-88,90; CK-92,94
C294	3	REFRIGERATED DISPLAY COOLER	208	1	13.9			SR		NEMA 6-20R	CK-89,91; CK-93,95 CK-97,99

NOTES:
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DC = DIRECT CONNECT
JB = JUNCTION BOX
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KITCHEN UTILITY SCHEDULE

ITEM	QTY	DESCRIPTION	VOLTS	PH	AMPS	KW	HP	TYPE *	AFF	COMMENTS	CIRCUITS
K109	1	DISPOSER WITH CONTROL	208	3	4.9			DC			CK-3,5,7
K110	1	5'-0" X 4'-6" CONDENSATE HOOD								10" X 6" EXHAUST DUCT COLLAR, 700 CFM	CK-4
K111	1	CONVEYOR DISH MACHINE	208	3	55.0			DC		INTEGRAL 15KW BOOSTER HEATER	CK-6,8,10
K122A	1	7'-0" X 15'-0" X 8'-6" WALK-IN COOLER	SEE K122A1, K122A2, K122A3							THERMO-KOOL CONTACT; ALLISON ISHEE, SALES SPECIALIST, THERMO-KOOL/MID-SOUTH INDUSTRIES, INC. 800-647-7047	
K122A1	1	WALK-IN COOLER EVAPORATOR COIL	115	1	1.6			DC			CK-9
K122A2	1	WALK-IN COOLER CONDENSING UNIT	208	3	15			DIS		SEE SHEET E-1.2	CK-96,98,100
K122A3	1	WALK-IN COOLER LIGHTING PACKAGE	115	1				DC		TK4700 MONITOR SYSTEM, (2) 48" LED LIGHTS, DOOR LTG, PILOT LIGHT	CK-11
K122B	1	7'-0" X 12'-0" W X 8'-6" WALK-IN FREEZER	SEE K122B1, K122B2, K122B3							THERMO-KOOL CONTACT; ALLISON ISHEE, SALES SPECIALIST, THERMO-KOOL/MID-SOUTH INDUSTRIES, INC. 800-647-7047	
K122B1	1	WALK-IN FREEZER EVAPORATOR COIL	208	1	10.8			DC			CK-15,17
K122B2	1	WALK-IN FREEZER CONDENSING UNIT	208	3	15.8			DIS		SEE SHEET E-1.2	CK-102,104,106
K122B3	1	WALK-IN FREEZER LIGHTING PACKAGE	115	1				DC		TK4700 MONITOR SYSTEM, (2) 48" LED LIGHTS, DOOR LTG, PILOT LIGHT	CK-13
K123	1	13'-7" X 5'-6" GREASE HOOD								(2) 16" X 12" EXHAUST DUCT COLLARS, 3250 TOTAL CFM @ .62" SP	CK-12
K124	2	(GAS) COMBI-OVEN WITH STACKING KIT									CK-14; CK-16
K126	1	(GAS) 34" MODULAR PLANCHAS RANGE									CK-18
K127	2	(GAS) 24" COUNTERTOP HOT PLATE									CK-20; CK-22
K130	1	(GAS) 36" SALAMANDER BOILER									CK-24
K131	1	87" 2-SECTION 4 DRAWER REFRIGERATED BASE	120	1	4.8			DR		NEMA 5-15R	CK-19
K132	1	FIRE SUPPRESSION SYSTEM									CK-21
K134	2	CHEFS COUNTER & HEATED PLATE STORAGE	120	1	7.9			DC			CK-23; CK-25
	2	NEMA 5-20R DUPLEX RECEPTACLE	120	1	16.0			DC			CK-27
	2	RJ-45 DATA PORT								CAT5e, PIGTAIL	N/A
	4	NEMA 5-20R DUPLEX RECEPTACLE	120	1	16.0			DC			CK-27
K135	4	UNDERCOUNTER REFRIGERATED WITH COLD RAIL	120	1	12.58			JB			CK-26; CK-28; CK-30; CK-32
K136	2	2-PAN HOT FOOD WELL	120	1	14.2			DR		NEMA 5-20R	CK-29; CK-31
K137	1	POS SYSTEM PRINTER	120	1	16.0			DR		NEMA 5-20R	CK-33
K140	4	FOOD WARMER	208	1	9.4			JB			CK-34,36; CK-35,37 CK-38,40; CK-39,41
K145	1	ICE MACHINE	208	1	9.5			JB			CK-43,45
K146	1	ICE TEA BREWER	120	1	14.0			DR		NEMA 5-15R	CK-42
K148	1	CARBONATOR	120	1	6.5			DR		NEMA 5-15R	CK-44
K152	1	ICE & SODA DISPENSER	120	1	3.0			DR		NEMA 5-20R	CK-46
K153	1	COFFEE BREWER	208	3	32.0			SR		NEMA 15-50R	CK-47,49,51
K192	1	CARBONATOR	120	1	6.3			DR		NEMA 5-15R	CK-48

NOTES:
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DR = DUPLEX RECEPTACLE
DC = DIRECT CONNECT
JB = JUNCTION BOX
DIS = DISCONNECT
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SERVICE COUNTER UTILITY SCHEDULE

ITEM	QTY	DESCRIPTION	VOLTS	PH	AMPS	KW	HP	TYPE *	AFF	COMMENTS	CIRCUITS
SC125	1	CARBONATOR	120	1	6.3			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE IN SC136	SEE SC136
SC136	1	SERVICE COUNTER									
	6	NEMA 5-20R DUPLEX RECEPTACLE	120	1	16.0			DC			CK-64
	1	NEMA 5-20R DUPLEX RECEPTACLE	120	1	16.0			DC			CK-64
	1	RJ-45 DATA PORT								CAT5e	N/A
SC137	1	POS SYSTEM TERMINAL	120	1	10.0			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE & DATA PORT IN SC136	SEE SC136
SC138	1	DROP-IN 1-PAN COLD FOOD WELL	120	1	7.5			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE IN SC136	SEE SC136
SC139	1	DROP-IN 4-PAN HOT FOOD WELL	208	1	20.0			DC			CK-65,67
SC140	2	DROP-IN FROST TOP	120	1	7.5			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE IN SC136	SEE SC136
SC141	1	REFRIGERATED BASE WITH DRAWERS	120	1	3.8			JB			CK-66
SC142	1	FOOD SHIELD WITH DISPLAY LIGHTING	120	1	10.0			DR			CK-68
SC144	1	SODA DISPENSER	120	1	3.0			DR		NEMA 5-15R, CONNECTED TO RECEPTACLE IN SC136	SEE SC136

NOTES:
SR = SIMPLEX RECEPTACLE
DR = DUPLEX RECEPTACLE
DC = DIRECT CONNECT
JB = JUNCTION BOX
* = ALL SINGLE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERE OR LESS INSTALLED SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. NEC 210.8(B).



06/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
EQUIPMENT UTILITY SCHEDULES

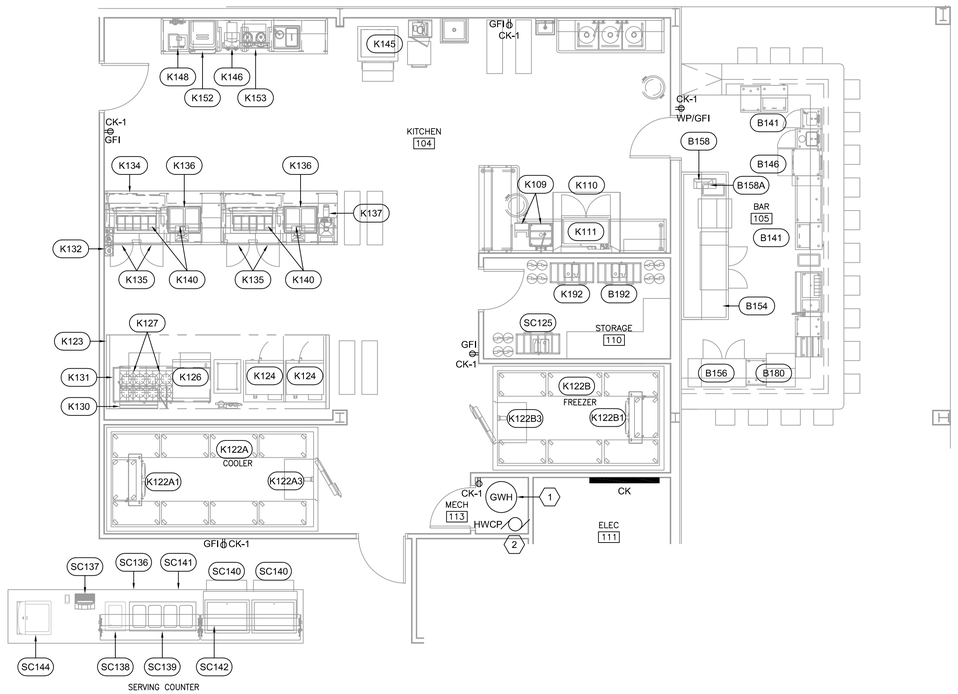
SHEET:
E-4.0

GENERAL NOTES:

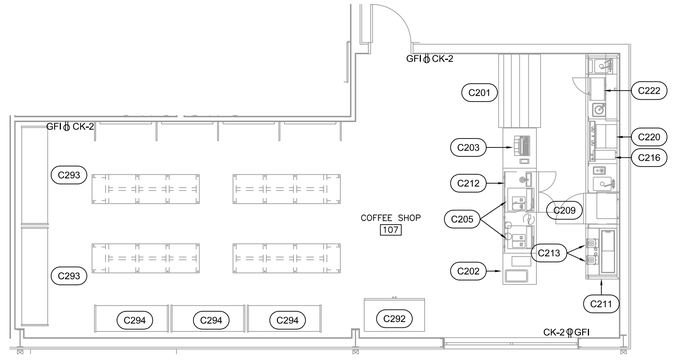
1. SEE SHEET E-4.0 FOR EQUIPMENT UTILITY SCHEDULES.

KEYED NOTES:

1. PROVIDE POWER FOR GAS WATER HEATER CONTROLLER. 120V, 1 PHASE, 5 AMPS. USE CIRCUIT CK-101.
2. PROVIDE POWER FOR HOT WATER CIRCULATION PUMP. 120V, 1 PHASE, 0.121 HP, 87 WATTS. USE CIRCUIT CK-103.



1 / E-4.1 EXPANDED KITCHEN & BAR POWER PLAN
SCALE: 1/4" = 1'-0"



2 / E-4.1 EXPANDED COFFEE SHOP POWER PLAN
SCALE: 1/4" = 1'-0"

REGISTERED ENGINEER
EUGENE J. GABRIELL
1266-E
U.S. VIRGIN ISLANDS
09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
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ISSUES AND REVISIONS

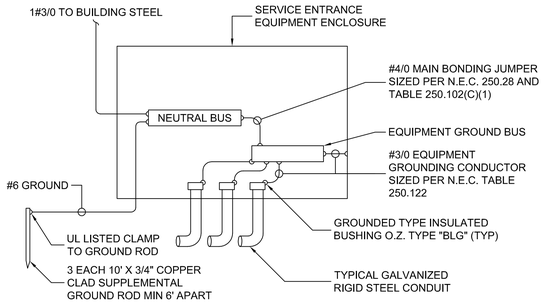
MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
EXPANDED KITCHEN, BAR & COFFEE POWER PLAN

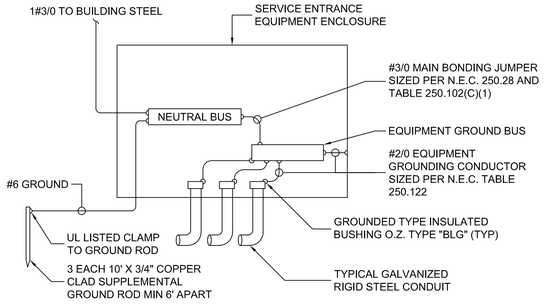
SHEET:
E-4.1



1. GROUND ELECTRODE CONDUCTORS SHALL BE INSTALLED IN ONE CONTINUOUS LENGTH WITHOUT SPLICES OR JOINTS.

2 / E-5.1 MDP-1 GROUNDING OF MAIN SERVICE ENTRANCE AND EQUIPMENT

SCALE: N.T.S



1. GROUND ELECTRODE CONDUCTORS SHALL BE INSTALLED IN ONE CONTINUOUS LENGTH WITHOUT SPLICES OR JOINTS.

3 / E-5.1 MDP-2 GROUNDING OF MAIN SERVICE ENTRANCE AND EQUIPMENT

SCALE: N.T.S

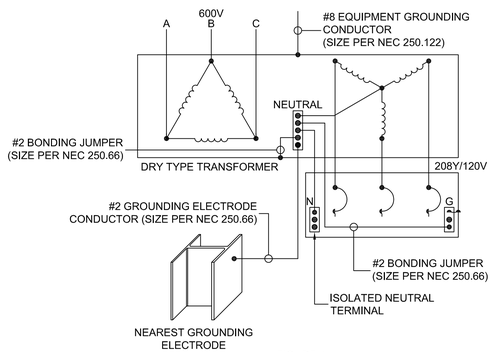


FIGURE A:
A GROUNDING ARRANGEMENT FOR A SEPARATELY DERIVED SYSTEM IN WHICH THE GROUNDING ELECTRODE CONDUCTOR CONNECTION IS MADE AT THE TRANSFORMER.

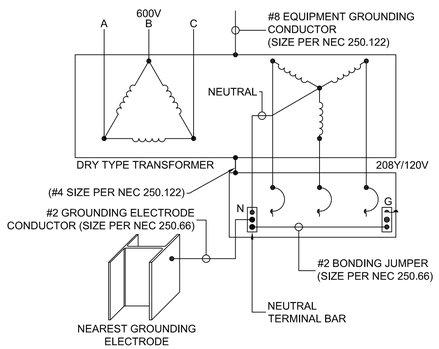
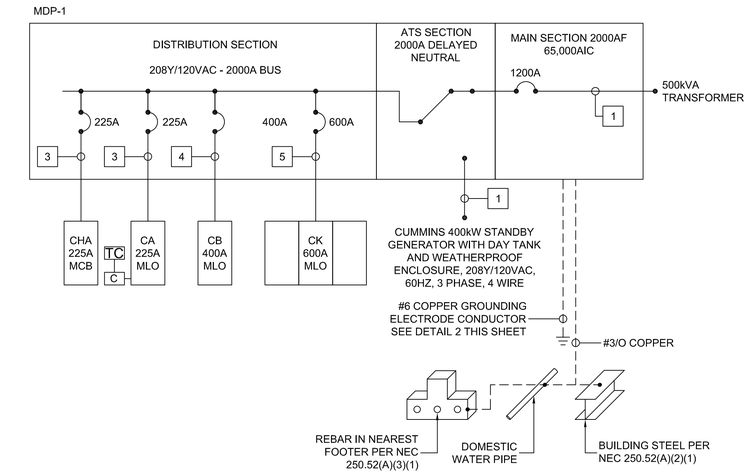


FIGURE B:
A GROUNDING ARRANGEMENT FOR A SEPARATELY DERIVED SYSTEM IN WHICH THE GROUNDING ELECTRODE CONDUCTOR CONNECTION IS MADE AT THE FIRST DISCONNECTING MEANS.

4 / E-5.1 75kVA DRY TYPE TRANSFORMER

SCALE: N.T.S

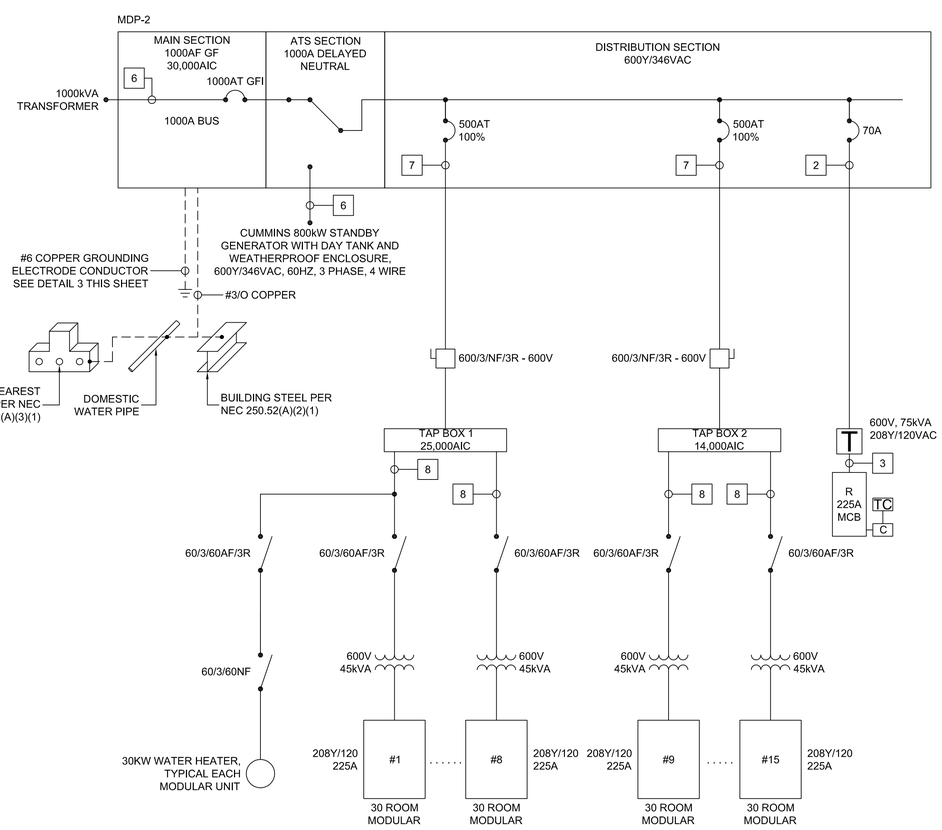


FAULT CURRENT CALCULATIONS		
NAME	SCA,3PH	AIC RATING
500kVA XFMR	106,762	N/A
PANEL 'MDP-1'	47,017	65,000
PANEL 'CA'	41,616	42,000
PANEL 'CB'	43,205	65,000
PANEL 'CK'	44,793	65,000
PANEL 'CHA'	7,266	10,000
1000kVA XFMR	27,494	N/A
TAP 1	16,802	25,000
TAP 2	13,871	14,000
75kVA XFMR	26,297	N/A
PANEL 'R'	12,071	22,000

BASED ON 500kVA UTILITY TRANSFORMER 1.3%Z AT 130 FOOT RUN
AND
BASED ON 1000kVA UTILITY TRANSFORMER 3.5%Z AT 20 FOOT RUN

FEEDERS (COPPER):

1	4 SETS OF 4#350KCMIL CU - 3" PVC
2	3#4 CU, 1#8 CU G - 1"C
3	4#4/0 CU, 1#4 G - 2 1/2" C
4	4#500KCMIL CU, 1#3 G - 3" C
5	2 SETS OF 4#350KCMIL CU, 1#1 G - 3" C
6	3 SETS OF 4#400KCMIL CU - 3"C
7	2 SETS OF 4#250KCMIL CU, 1#2 CU G - 3" C
8	3#3, 1#8 CU G - 1"C



1 / E-5.1 ONE-LINE RISER DIAGRAM

SCALE: N.T.S

REGISTERED ENGINEER
EUGENE J. GABRIELL
1266-E
U.S. VIRGIN ISLANDS

06/12/2025

FRENCHMANS BAY HOUSING

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ISSUES AND REVISIONS

MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
ONE-LINE RISER DIAGRAM

SHEET:
E-5.1

SYMBOLS LEGEND (NOT ALL SYMBOLS USED IN THIS DRAWING SET)			
	DUPLEX RECEPTACLE; 18" AFF UNLESS NOTED OTHERWISE		LIGHT FIXTURE; SURFACE
	SIMPLEX RECEPTACLE; 18" AFF UNLESS NOTED OTHERWISE		LIGHT FIXTURE; RECESSED
	QUARDUPLEX RECEPTACLE; 18" AFF UNLESS NOTED OTHERWISE		LIGHT FIXTURE; SURFACE EMERGENCY
	SPECIAL OCCASION RECEPTACLE; 18" AFF UNLESS NOTED OTHERWISE		LIGHT FIXTURE; RECESSED EMERGENCY
	SWITCHED RECEPTACLE; 18" AFF UNLESS NOTED OTHERWISE		LIGHT FIXTURE; SURFACE CAN
	DUPLEX FLOOR RECEPTACLE; FLUSH		LIGHT FIXTURE; RECESSED CAN
	SIMPLEX FLOOR RECEPTACLE; FLUSH		LIGHT FIXTURE; WALL SCONCE
	QUADRUPLEX FLOOR RECEPTACLE; FLUSH		LIGHT FIXTURE; WALL WASH
	SPECIAL OCCASION FLOOR RECEPTACLE; FLUSH		LIGHT FIXTURE; PENDANT
	SWITCHED FLOOR RECEPTACLE; FLUSH		EXIT SIGN; SINGLE
	DATA JACK; SINGLE OR DOUBLE		EXIT SIGN; DOUBLE
	VOICE JACK; SINGLE OR DOUBLE		EXIT SIGN; SINGLE WALL MOUNTED
H	HOUSE PHONE JACK; 46" AFF		EXIT SIGN; DOUBLE WALL MOUNTED
	DATA/VOICE JACK; SINGLE OR DOUBLE		EXIT SIGN; FLOOR LEVEL
	DATA JACK; SINGLE OR DOUBLE; FLUSH		CEILING FAN
	VOICE JACK; SINGLE OR DOUBLE; FLUSH	S	SPEAKER LOCATION FOR OFOI MUSIC/PAGING SYSTEM; ELECTRICAL CONTRACTOR SHALL PROVIDE JUNCTION BOX AND EMPTY 3/4" CONDUIT WITH PULLSTRING PER PLANS
	DATA/VOICE JACK; SINGLE OR DOUBLE; FLUSH	V	EMPTY JUNCTION BOX WITH CONDUIT AND PULLSTRING TO ACCESSIBLE CEILING FOR OFOI VOLUME CONTROLLER
	NON-FUSED DISCONNECT		CIRCUIT; CONCEALED IN WALLS OR CEILINGS
	FUSED DISCONNECT		CIRCUIT; CONCEALED IN SLAB FLOORS
	JUNCTION BOX	EF	EXHAUST FAN
	FLOOR JUNCTION BOX	GFI	GROUND FAULT INTERRUPTER
	MOTOR	AFCI	ARC FAULT CIRCUIT INTERRUPTER
	MOTOR STARTER	IG	ISOLATED GROUND
R	DOOR RELEASE RELAY AND PUSH BUTTON	CTR	COUNTERTOP; LOCATE AT 6" ABOVE TABLE, COUNTER TOP OR BACK SPLASH
T	TRANSFORMER	WH	WATER HEATER
IC	INTERCOM	WP	WEATHER PROOF
K	CARD KEY READER	OFOI	OWNER FURNISHED, OWNER INSTALLED
TV	TELEVISION	USB	2 INTEGRATED USB PORTS - RECEPTACLES
	VISUAL DOORBELL	FIRE ALARM SYMBOLS LEGEND	
	DOORBELL CHIME AND LIGHT	FH	HORN STROBE; 80" AFF TO BOTTOM OR 6" BELOW CEILING TO TOP (WHICHEVER IS LOWER)
	ELECTRICAL PANEL; FLUSH	FH	FIRE HORN; 80" AFF TO BOTTOM OR 6" BELOW CEILING TO TOP (WHICHEVER IS LOWER)
	ELECTRICAL PANEL; RECESSED	FV	GUESTROOM MINI HORN; 80" AFF TO BOTTOM OR 6" BELOW CEILING TO TOP (WHICHEVER IS LOWER)
	WALL HEATER		GUESTROOM MINI HORN STROBE; 80" AFF TO BOTTOM OR 6" BELOW CEILING TO TOP (WHICHEVER IS LOWER)
S	SWITCH; SINGLE POLE	F	FIRE ALARM PULL STATION; MANUAL; 48" TO TOP
S_2	SWITCH; TWO POLE	S	SMOKE DETECTOR; BETWEEN 4" AND 12" DOWN FROM CEILING TO TOP OF DETECTOR
S_3	SWITCH; THREE WAY	S CO	SMOKE DETECTOR; WITH SOUNDER BASE; BETWEEN 4" AND 12" DOWN FROM CEILING TO TOP OF DETECTOR
S_4	SWITCH; FOUR WAY	H	HEAT DETECTOR; BETWEEN 4" AND 12" DOWN FROM CEILING TO TOP OF DETECTOR
S_K	SWITCH; KEYED	CO	CARBON MONOXIDE DETECTOR; TIED INTO FIRE ALARM SYSTEM
S_D	SWITCH; DIMMABLE		DUCT MOUNTED SMOKE DETECTOR
S_T	SWITCH; TIMMED; DIGITAL 15 MINUTE WATTSTOPPER TS-200 OR EQUAL		STROBE LIGHT; 80" AFF TO BOTTOM OR 6" BELOW CEILING TO TOP (WHICHEVER IS LOWER)
S_M	SWITCH; MOMENTARY; SINGLE POLE; DOUBLE THROW; CENTER OFF	TS	TAMPER SWITCH
Scxx	CEILING SWITCH; FLUSH; X = ANY TYPE LISTED ABOVE	FS	FLOW SWITCH
PC	SWITCH; PHOTOELECTRIC	PS	PRESSURE SWITCH
OS	SWITCH; OCCUPANCY SENSOR	M	MAGNETIC DOOR HOLDER; TIED INTO FIRE ALARM SYSTEM
	LIGHT FIXTURE; EMERGENCY RECESSED CAN	FACP	FIRE ALARM CONTROL PANEL
	LIGHT FIXTURE; EMERGENCY WALL SCONCE		

GENERAL NOTES:
1. ALL LIGHT FIXTURES AND EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL REQUIRED LAMPS AND BALLASTS.
2. SOLID FILL DENOTES FIXTURE PROVIDED WITH ONE LAMP EMERGENCY BACK UP BALLAST. SEE ELECTRICAL LIGHTING PLANS FOR TYPE AND COUNT.

LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	LAMPS	LOCATION	MOUNTING	MOUNTING HEIGHT	VOLTS	CFCI	OFCI
A4	4' MICROBAY, STANDARD LUMEN, ROUND LENS, 0-10V DIMMING DRIVER, UNIT PACK	METALUX #4MB-4SL-RND-UNV-L835-CD1-U	30W LED, 4231 LUMENS, 80CRI, 3500K	COMMONS AREA 101, FITNESS CENTER 108	SURFACE		120/277		
A8	8' MICROBAY, STANDARD LUMEN, ROUND LENS	METALUX #8TMB-4SL-RND-UNV-L835	28W LED, 4166 LUMENS, 80CRI, 3500K	COMMONS AREA 101	SUFACE		120/277		
BL	2' X 2' BACKLIT PANEL, LOW LUMEN SETTING	METALUX #22CGTS-L3C3-LOW-3500K	22W LED, 2837 LUMENS, 80CRI, 3500K	WOMEN 102, MEN 103, GAME ROOM 109, CHECK-IN 201	LAY-IN		120		
BM	2' X 2' BACKLIT PANEL, MEDIUM LUMEN SETTING	METALUX #22CGTS-L3C3-MID-3500K	30W LED, 4048 LUMENS, 80CRI, 3500K	COFFEE SHOP 107	LAY-IN		120		
BH	2' X 2' BACKLIT PANEL, HIGH LUMEN SETTING	METALUX #22CGTS-L3C3-HIGH-3500K	41W LED, 4658 LUMENS, 80CRI, 3500K	KITCHEN 104, OFFICE 112	LAY-IN		120		
CM	4' NWS SELECTABLE WRAP, MEDIUM LUMEN SETTING, 0-10V DIMMING	METALUX #4NWS3C3-UNV-MED-3500K	33W LED, 4145 LUMENS, 82CRI, 3500K	STORAGE 110, ELEC 111, ELECTRICAL 302	SURFACE		120/277		
CH	4' NWS SELECTABLE WRAP, HIGH LUMEN SETTING, 0-10V DIMMING	METALUX #4NWS3C3-UNV-HI-3500K	41W LED, 4851 LUMENS, 82CRI, 3500K	LAUNDRY 203, MECH/ELEC 204, PUMP ROOM 301	SURFACE		120/277		
C2	2' NWS SELECTABLE WRAP, HIGH LUMEN SETTING, 0-10V DIMMING	METALUX #2NWS23C3-UNV-HI-3500K	22W LED, 2522 LUMENS, 82CRI, 3500K	MECH 113	SURFACE		120/277		
D	6" DOWNLIGHT, 0-10V DIMMING, 6" CONICAL REFLECTOR, MEDIUM 60 DEGREE BEAM ANGLE, WHITE FINISH	HALO COMMERCIAL #HO620D010-HM60525835-61MDW	10W LED, 2000 LUMENS, 80CRI, 3500K	COVERED ENTRY 100	RECESSED		120		
E	12" DIA TOP TIER NANO, CONCENTRATED DISTRIBUTION, BRONZE FINISH	MCGRAW-EDISON #TTN-D1-735-U-CQ-BZ	27W LED, 3000 LUMENS, 70CRI, 3500K	BAR 105	SURFACE		120/277		
E2	12" DIA TOP TIER NANO, RECTANGULAR WIDE DISTRIBUTION, BRONZE FINISH	MCGRAW-EDISON #TTN-D1-735-U-RW-BZ	27W LED, 3000 LUMENS, 70CRI, 3500K	BAR 105, OUTDOOR DINING 106	SURFACE		120/277		
EX	EDGE-LIT EXIT SIGN, AC ONLY, UNIVERSAL, RED LETTERS	SURE-LITE #EUR60R		EGRESS	RECESSED MOUNT		120/277		
EX1	COMBINATION EXIT SIGN AND EMERGENCY LIGHT, NO REMOTE HEADS, NICKEL CADMIUM BATTERY, FIELD SELECTABLE RED OR GREEN, WHITE HOUSING	SURE-LITE #APC7RG		EGRESS	WALL		120/277		
FT2	AREA/SITE LUMINAIRE, PREVAIL, 0-10V DIMMING, TYPE II DISTRIBUTION, QM STANDARD VERSATILE ARM, BRONZE FINISH	LUMARK #PRV-C40-740-D-UNV-T2-SA-BZ	131W LED, 17172 LUMENS, 70CRI, 4000K	PARKING LOT	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
FT4	AREA/SITE LUMINAIRE, PREVAIL, 0-10V DIMMING, TYPE IV DISTRIBUTION, QM STANDARD VERSATILE ARM, BRONZE FINISH	LUMARK #PRV-C40-740-D-UNV-T4-SA-BZ	131W LED, 17087 LUMENS, 70CRI, 4000K	PARKING LOT	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
FT4H	AREA/SITE LUMINAIRE, PREVAIL, 0-10V DIMMING, TYPE IV DISTRIBUTION, QM STANDARD VERSATILE ARM, BRONZE FINISH, HOUSE SIDE SHIELD	LUMARK #PRV-C40-740-D-UNV-T4-SA-BZ-HSS	131W LED, 15518 LUMENS, 70CRI, 4000K	PARKING LOT	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
F1T4	AREA/SITE LUMINAIRE, PREVAIL, 0-10V DIMMING, TYPE IV DISTRIBUTION	LUMARK #PRV-C60-D-UNV-T4-BZB	153W LED, 19984 LUMENS	PARKING LOT	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
F1T5	AREA/SITE LUMINAIRE, PREVAIL, 0-10V DIMMING, TYPE V DISTRIBUTION	LUMARK #PRV-C60-D-UNV-T5	153W LED, 21360 LUMENS	PARKING LOT	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
F2T2	AREA/SITE LUMINAIRE, PREVAIL XL, 0-10V DIMMING, TYPE II DISTRIBUTION	LUMARK #PRV-XL-C175-D-UNV-T2	346W LED, 48876 LUMENS	RECREATION COURT	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
F2T4	AREA/SITE LUMINAIRE, PREVAIL XL, 0-10V DIMMING, TYPE IV DISTRIBUTION, HOUSE SIDE SHIELD	LUMARK #PRV-XL-C175-D-UNV-T4-HSS	346W LED, 44062 LUMENS	RECREATION AREA	POLE (EXTENDED BASE)	2'-0" BASE 23'-0" POLE	120/277		
G	TRADITIONAIRE DECORATIVE POST TOP LUMINAIRE, DIRECT MOUNT RECTANGLE, TYPE III DISTRIBUTION WITH SPILL CONTROL, CLEAR LENS PANEL, BLACK FINISH	STREETWORKS #UTLD-PA1-20-740-U-SL3-CL-BK	21W LED, 2784 LUMENS, 70CRI, 4000K	PEDESTRIAN WALKWAYS, RECREATION AREA	POLE (FLUSH BASE)	6'-0" REC AREA 12'-0" WALKWAYS/ STAIRS	120/277		
T	GEKKO WALL LUMINAIRE, MINI 10-LED LIGHT SQUARE, 1 SMALL SQUARE, LEVEL 3 LUMEN OUTPUT, TYPE IV WIDE DISTRIBUTION, BLACK FINISH	MCGRAW-EDISON #GKO-PB1C-740-U-T4W-BK	17W LED, 2489 LUMENS, 70CRI, 4000K CCT	BUILDING FACADE	WALL	10'-0" AFG	120/277		
Z	EMERGENCY LIGHT, ALL PRO, 2 SQUARE LED HEADS, NICKEL CADMIUM BATTERY, 30 FEET COVERAGE	SURE-LITES #AP2SQLED30	1W LED	COMMONS AREA 101, WOMEN 102, MEN 103, KITCHEN 104, OUTDOOR DINING 106, COFFEE SHOP 107, FITNESS CENTER 108, GAME ROOM 109, RESTROOM 202	WALL		120		



06/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
LEGEND AND LIGHT FIXTURE SCHEDULE

SHEET:
E-6.1

LIGHTING CLASS PANELBOARD CA (LOCATED IN COMMONS BUILDING MECH/ELEC 111)

42,000 AIC

208Y/120VAC, 4 WIRE, 3 PHASE — 225 AMP MLO — MOUNTING: SURFACE

1 SECTION: (1) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
900	OFFICE 112 RECEPTACLES	2#12	20/1	1	O	2	20/1	2#12	EXTERIOR RECEPTACLES	720
900	MEC/ELEC 111, RR 102 & 103 RECEPTS	2#12	20/1	3	O	4	20/1	2#12	COMMONS AREA 101 RECEPTACLES	1080
900	COMMONS AREA 101 RECEPTACLES	2#12	20/1	5	O	6	20/1	2#12	GAME ROOM 109 RECEPTACLES	1080
1440	FITNESS CENTER 108 RECEPTACLES	2#12	20/1	7	O	8	20/1	2#12	VIDEO GAME RECEPTACLE	1800
1800	FITNESS CENTER 108 TREADMILL	2#10	20/1	9	O	10	20/1	2#12	VIDEO GAME RECEPTACLE	1800
1800	FITNESS CENTER 108 TREADMILL	2#10	20/1	11	O	12	20/1	2#12	VIDEO GAME RECEPTACLE	1800
1800	FITNESS CENTER 108 TREADMILL	2#10	20/1	13	O	14	20/1	2#8	PARKING LOT LIGHTING *	920
263	CANOPY LIGHTING	2#12	20/1	15	O	16	20/1	2#8	PARKING LOT LIGHTING *	1005
1490	COMMONS AREA 101 LIGHTING	2#12	20/1	17	O	18				
1056	KITCHEN/STORAGE/ELEC LIGHTING	2#12	20/1	19	O	20				
1392	COFFEE/RR/FITNESS/GAME LIGHTING	2#12	20/1	21	O	22				
				23	O	24				
				25	O	26				
				27	O	28				
				29	O	30				
				31	O	32				
				33	O	34				
				35	O	36				
				37	O	38				
				39	O	40				
				41	O	42				

* CONTACTOR CONTROLLED CIRCUIT VIA ASTRONOMICAL TIME CLOCK

CONNECTED: 23946VA
DEMAND: 24268VA
67A

LIGHTING CLASS PANELBOARD CB (LOCATED IN COMMONS BUILDING MECH/ELEC 111)

65,000 AIC

208Y/120VAC, 4 WIRE, 3 PHASE — 400 AMP MLO — MOUNTING: SURFACE

1 SECTION: (1) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
16812	DOAS-1	3#1/0	150/3	1	O	2	20/2	2#10	FCU-1-1 THRU FCU-1-11	853
16812	-----	---	---	3	O	4	---	---	-----	853
16812	-----	---	---	5	O	6	20/2	2#10	FCU-2-1 THRU FCU-2-12	936
8851	VRCU-1	3#3	80/3	7	O	8	---	---	-----	936
8851	-----	---	---	9	O	10	20/2	2#12	EF-1 (GREASE HOOD) * +	718
8851	-----	---	---	11	O	12	---	---	-----	718
8851	VRCU-2	3#3	80/3	13	O	14	20/2	2#12	EF-2 (CONDENSATE HOOD) +	450
8851	-----	---	---	15	O	16	---	---	-----	450
8851	-----	---	---	17	O	18	20/1		SPARE	
				19	O	20	20/1	2#12	EF-5 (COOLERS) & EF-6 (COOLERS) + ~	96
				21	O	22				
				23	O	24				
				25	O	26				
				27	O	28				
				29	O	30				
				31	O	32				
				33	O	34				
				35	O	36				
				37	O	38				
				39	O	40				
				41	O	42				

* INTERLOCK WITH HOOD AND DOAS UNIT CONTROLS
+ FAN SPEED CONTROLLER FOR BALANCING
~ CONTINUOUS

CONNECTED: 109968VA
DEMAND: 110327VA
306A

LIGHTING CLASS PANELBOARD CK (LOCATED IN COMMONS BUILDING MECH/ELEC 111)

65,000 AIC

208Y/120VAC, 4 WIRE, 3 PHASE — 600 AMP MLO — MOUNTING: SURFACE

2 SECTIONS: (1) SINGLE LUGS, (2) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
900	KITCHEN 104/BAR 105 RECEPTACLES	2#12	20/1	1	O	2	20/1	2#12	COFFEE SHOP 107 RECEPTACLES	540
77	DISPOSER WITH CONTROL (K109)	3#12	20/3	3	O	4	20/1	2#12	CONDENSATE HOOD (K110)	1800
77	-----	---	---	5	O	6	70/3	3#4	CONVEYOR DISH MACHINE (K111)	6605
77	-----	---	---	7	O	8	---	---	-----	6605
184	WALK-IN COOLER (K122A1) EVAP COIL	2#12	20/1	9	O	10	---	---	-----	6605
300	WALK-IN COOLER (K122A3) LTG PKGE	2#12	20/1	11	O	12	20/1	2#12	GREASE HOOD (K123)	1800
300	WALK-IN FREEZER (K122A3) LTG PKGE	2#12	20/1	13	O	14	15/1	2#12	GAS COMBI-OVEN (K124)	300
1124	WALK-IN FREEZER (K122B1) EVAP COIL	2#12	20/2	15	O	16	15/1	2#12	GAS COMBI-OVEN (K124)	300
1124	-----	---	---	17	O	18	15/1	2#12	GAS MODULAR PLANCHAS RANGE (K126)	300
576	2-SECTION REFRIGERATED BASE (K131)	2#12	15/1	19	O	20	15/1	2#12	GAS COUNTERTOP HOT PLATE (K127)	300
1920	FIRE SUPPRESSION SYSTEM (K132)	2#12	20/1	21	O	22	15/1	2#12	GAS COUNTERTOP HOT PLATE (K127)	300
948	CHEFS COUNTER/HEATED PLATE (K134)	2#12	20/1	23	O	24	15/1	2#12	GAS SALAMANDER BOILER (K130)	300
948	CHEFS COUNTER/HEATED PLATE (K134)	2#12	20/1	25	O	26	20/1	2#12	UNDERCOUNTER REFRIGERATER (K135)	1510
1920	CHEFS COUNTER DUPLEX RECEPTS (K134)	2#12	20/1	27	O	28	20/1	2#12	UNDERCOUNTER REFRIGERATER (K135)	1510
1704	2-PAN HOT FOOD WELL (K136)	2#12	20/1	29	O	30	20/1	2#12	UNDERCOUNTER REFRIGERATER (K135)	1510
1704	2-PAN HOT FOOD WELL (K136)	2#12	20/1	31	O	32	20/1	2#12	UNDERCOUNTER REFRIGERATER (K135)	1510
1920	POS SYSTEM PRINTER (K137)	2#12	20/1	33	O	34	20/2	2#12	FOOD WARMER (K140)	978
978	FOOD WARMER (K140)	2#12	20/2	35	O	36	---	---	-----	978
978	-----	---	---	37	O	38	20/2	2#12	FOOD WARMER (K140)	978
978	FOOD WARMER (K140)	2#12	20/2	39	O	40	---	---	-----	978
978	-----	---	---	41	O	42	15/1	2#12	ICE TEA BREWER (K146)	1680
988	ICE MACHINE (K145)	2#12	20/2	43	O	44	15/1	2#12	CARBONATOR (K148)	780
988	-----	---	---	45	O	46	20/1	2#12	ICE & SODA DISPENSER (K152)	360
3843	COFFEE BREWER (K153)	3#6	50/3	47	O	48	15/1	2#12	CARBONATOR (K192)	756
3843	-----	---	---	49	O	50	15/1	2#12	24" BOTTLE COOLER (B141)	540
3843	-----	---	---	51	O	52	15/4	2#12	24" BOTTLE COOLER (B141)	540
3172	GLASS WASHER (B146)	2#8	35/2	53	O	54	15/1	2#12	NEMA 5-15R SIMPLEX RECEPTS (B154)	1440
3172	-----	---	---	55	O	56	20/1	2#12	NEMA 5-20R SIMPLEX RECEPTS (B154)	1920
840	2-DOOR BACK BAR REFRIGERATOR (B156)	2#12	15/1	57	O	58	15/1	2#12	POS SYSTEM TERMINAL (B158)	1200
840	2-DOOR BACK BAR REFRIGERATOR (B156)	2#12	15/1	59	O	60	15/1	2#12	POS SYSTEM PRINTER (B158A)	1200
600	UNDERCOUNTER ICE MACHINE (B180)	2#12	15/1	61	O	62	15/1	2#12	CARBONATOR (B192)	756
600	UNDERCOUNTER ICE MACHINE (B180)	2#12	15/1	63	O	64	20/1	2#12	NEMA 5-20R DUPLEX RECEPTS (SC136)	1920
2080	DROP-IN 4-PAN HOT FOOD WELL (SC139)	2#10	25/2	65	O	66	20/1	2#12	REFRIGERATED BASE (SC141)	456
2080	-----	---	---	67	O	68	20/1	2#12	FOOD SHIELD WITH LIGHTING (SC142)	1200
1352	REFRIGERATED DISPLAY CASE (C201)	2#12	20/2	69	O	70	15/1	2#12	POS SYSTEM (C203)	1200
1352	-----	---	---	71	O	72	15/1	2#12	POS SYSTEM (C203)	1200
3120	ESPRESSO MACHINE (C205)	2#8	35/2	73	O	74	15/1	2#12	UNDERCOUNTER REFRIGERATOR (C209)	240
3120	-----	---	---	75	O	76	20/1	2#12	WORK COUNTER WITH SINK (C211)	1920
3120	ESPRESSO MACHINE (C205)	2#8	35/2	77	O	78	15/1	2#12	UNDERCOUNTER REFRIGERATOR (C212)	240
3120	-----	---	---	79	O	80	15/1	2#12	BLENDER (C213)	240
1342	HOT WATER DISPENSER (C216)	2#12	20/2	81	O	82	15/1	2#12	BLENDER (C213)	240
1342	-----	---	---	83	O	84	20/1	2#12	MICROWAVE OVEN (C222)	1608
2683	COFFEE BREWER (C220)	2#10	30/2	85	O	86	20/1	2#12	ICE CREAM DISPLAY FREEZER (C292)	1140
2683	-----	---	---	87	O	88	20/2	2#12	REFRIGERATED DISPLAY COOLER (C293)	1664
1446	REFRIGERATED DISPLAY COOLER (C294)	2#12	20/2	89	O	90	---	---	-----	1664
1446	-----	---	---	91	O	92	20/2	2#12	REFRIGERATED DISPLAY COOLER (C293)	1664
1446	REFRIGERATED DISPLAY COOLER (C294)	2#12	20/2	93	O	94	---	---	-----	1664
1446	-----	---	---	95	O	96	20/3	3#12	WALK-IN COOLER CU (K122A2)	1802
1446	REFRIGERATED DISPLAY COOLER (C294)	2#12	20/2	97	O	98	---	---	-----	1802
1446	-----	---	---	99	O	100	---	---	-----	1802
600	GAS WATER HEATER	2#12	20/1	101	O	102	20/3	3#12	WALK-IN FREEZER CU (K122B2)	1898
100	HOT WATER CIRCULATION PUMP	2#12	20/1	103	O	104	---	---	-----	1898
				105	O	106	---	---	-----	1898
				107	O	108				
				109	O	110				
				111	O	112				
				113	O	114				
				115	O	116				
				117	O	118				
				119	O	120				
				121	O	122				
				123	O	124				
				125	O	126				

CONNECTED: 158583VA
DEMAND: 103079VA
286A

LIGHTING CLASS PANELBOARD CHA (LOCATED IN CHECK-IN BUILDING MECH/ELEC 204)

10,000 AIC

208Y/120VAC, 4 WIRE, 3 PHASE — 225 AMP MCB — MOUNTING: SURFACE

1 SECTION: (1) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
720	LAUNDRY, MECH/ELEC RECEPTACLES	2#12	20/1	1	O	2	20/1	2#12	CHECK-IN 201 RECEPTACLES	900
360	CHECK-IN 201 QUAD RECEPTACLE	2#12	20/1	3	O	4	20/1	2#12	CHECK-IN 201 REFRIGERATOR	1200
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	5	O	6	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	7	O	8	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	9	O	10	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	11	O	12	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	13	O	14	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	15	O	16	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	17	O	18	20/1	2#12	LAUNDRY 203 WASHER	1800
1800	LAUNDRY 203 GAS DRYER	2#12	20/1	19	O	20	20/1	2#12	LAUNDRY 203 WASHER	1800
30	EF-7	2#12	15/1	21	O	22	15/2	2#12	CU-3-1 (1 TON)	1518
8526	DOAS-2	3#1	110/3	23	O	24	---	---	-----	1518
8526	-----	---	---	25	O	26	20/2	2#12	CU-3-2 (2 TON)	2060
8526	-----	---	---	27	O	28	---	---	-----	2060
537	LIGHTING	2#12	20/1	29	O	30	25/3	3#10	LS-1A (2HP)	2546
600	GAS WATER HEATER	2#12	20/1	31	O	32	---	---	-----	2546
				33	O	34	---	---	-----	2546
				35	O	36	25/3	3#10	LS-1B (2HP)	2546
				37	O	38	---	---	-----	2546
				39	O	40	---	---	-----	2546
				41	O	42				

+ FAN SPEED CONTROLLER FOR BALANCING
~ CONTINUOUS

CONNECTED: 64081VA
DEMAND: 64224VA
178A

LIGHTING CLASS PANELBOARD HA (LOCATED ON HOUSING UNIT "A")

10,000 AIC

208/120VAC, 3 WIRE, 1 PHASE — 60 AMP MLO — MOUNTING: RECESSED

1 SECTION: (1) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
642	BEDROOM/BATHROOM LIGHTING	2#14	15/1	1	O	2	15/1	2#14	BEDROOM/BATHROOM LIGHTING	642
300	CORRIDOR SMOKE ALARMS	2#14	15/1	3	O	4	15/1	2#14	DATA ROOM	800
1120	VANITY LIGHTS/GFI RECEPTACLES	2#14	15/1	5	O	6	15/2	2#12	FCU-H-A (.5 TON)	166
1440	ARC-FAULT	2#14	15/1	7	O	8	---	---	-----	166
---				9	O	10				
---				11	O	12				
				13	O	14				
				15	O	16				
				17	O	18				
				19	O	20				
				21	O	22				
				23	O	24				

CONNECTED: 5000VA
DEMAND: 1700VA
8A

LIGHTING CLASS PANELBOARD HB (LOCATED IN HOUSING UNIT "B")

10,000 AIC

208Y/120VAC, 4 WIRE, 3 PHASE — 200 AMP MLO — MOUNTING: SURFACE

1 SECTION: (1) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
300	CORRIDOR SMOKE ALARMS/EXIT SIGNS	2#14	15/15	1	O	2	15/1	2#14	FIRE ALARM PANEL	800
1160	EXTERIOR LTG & GFI/GEN RECEPTS	2#14	15/15	3	O	4	15/1	2#14	ARC-FAULT	720
1200	BED, BATH LTG/VANITY LTS, GFI RECEPTS	2#14	15/15	5	O	6	30/2	2#10	DRYER	2375
300	HOT WATER PUMP	2#14	15/1	7	O	8	---	---	-----	2375
1500	WASHER/WASHER	2#14	15/15	9	O	10	30/2	2#10	DRYER	2375
960	LAUNDRY, MECH RM LTG/DATA ROOM	2#14	15/15	11	O	12	---	---	-----	2375
2700	SUB-PANEL 'HA'	2#6	40/2	13	O	14	35/3	2#12	VRCU-H-A1 (8 TON)	4096
2700	-----	---	---	15	O	16	---	---	-----	4096
2700	SUB-PANEL 'HA'	2#6	40/2	17	O	18	---	---	-----	4096
2700	-----	---	---	19	O	20	35/3	2#12	VRCU-H-A2 (8 TON)	4096
2700	SUB-PANEL 'HA'	2#6	40/2	21	O	22	---	---	-----	4096
2700	-----	---	---	23	O	24	---	---	-----	4096
2700	SUB-PANEL 'HA'	2#6	40/2	25	O	26	60/3	3#4	AHU-H-A	5597
2700	-----	---	---	27	O	28	---	---	-----	5597
2700	SUB-PANEL 'HA'	2#6	40/2	29	O	30	---	---	-----	5597
2700	-----	---	---	31	O	32	25/3	3#10	LS-2A (2HP)	2546
2700	SUB-PANEL 'HA'	2#6	40/2	33	O	34	---	---	-----	2546
2700	-----	---	---	35	O	36	---	---	-----	2546
2700	SUB-PANEL 'HA'	2#6	40/2	37	O	38	25/3	3#10	LS-2B (2HP)	2546
2700	-----	---	---	39	O	40	---	---	-----	2546
				41	O	42	---	---	-----	2546

CONNECTED: 102000VA
DEMAND: 64000VA
177A

LIGHTING CLASS PANELBOARD R (LOCATED IN RECREATION BUILDING ELECTRICAL 302)

22,000 AIC

208Y/120VAC, 4 WIRE, 3 PHASE — 225 AMP MCB — MOUNTING: SURFACE

1 SECTION: (1) SINGLE LUGS

LOAD VA	SERVICES	WIRE	C.B.	CKT	PH	CKT	C.B.	WIRE	SERVICES	LOAD VA
540	RECEPTACLES	2#12	20/1	1	O	2	20/2	2#12	CU-3-3 (2 TON)	2060
9511	DWP-1 (3) 10HP	3#1	100/3	3	O	4	---	---	-----	2060
9511	-----	---	---	5	O	6	20/2	2#12	CU-3-4 (2 TON)	2060
9511	-----	---	---	7	O	8	---	---	-----	2060
1180	PARKING LOT LIGHTING *	2#8	20/1	9	O	10	20/1	2#12	INTERIOR LIGHTING	104
462	PEDESTRIAN LIGHTING *	2#8	20/1	11	O	12	20/1	2#10	RECREATION AREA LIGHTING *	401
1500	UV FILTER SKID	2#12	20/1	13	O	14	20/1	2#10	RECREATION AREA LIGHTING *	1384
				15	O	16				
				17	O	18				
				19	O	20				
				21	O	22				
				23	O	24				
				25	O	26				
				27	O	28				
				29	O	30				
				31	O	32				
				33	O	34				
				35	O	36				
				37	O	38				
				39	O	40				
				41	O	42				

* CONTACTOR CONTROLLED CIRCUIT VIA ASTRONOMICAL TIME CLOCK

CONNECTED: 48338VA
DEMAND: 58228VA
162A

LOAD ANALYSIS - FOR SERVICE #1 OF 2 (MDP-1)

SERVICE VOLTAGE: 208Y/120VAC, 3 PHASE, 4 WIRE LIGHTED AREA
SERVED: 12,288 SQFT OF COMMON AREA AND UTILITY

SERVED	CONN (KVA)	NEC (KVA)	PHASE (AMPS)	NEUT (AMPS)	REMARKS ON NEC COMPUTATION
RECEPTACLES	14	12	33	33	QUANTITY = 80 AT 180VA PER APPLIED NEC TBL 220.44 FOR QUAN
AC REFRIGERATION	140	140	389	0	100% CONNECTED - NEC 220.51
MISC MOTORS	3	4	11	1	100% CONNECTED + 25% LGST - NEC 430.24
NON-DIVERSIFIED LIGHTING	7	8	22	22	125% CONNECTED - NEC 220.40 NOT COMPARED TO SQFT KVA; DMD FACTOR NOT APPLIED
MISC NON-CONTINUOUS	34	34	94	14	100% CONNECTED - NEC 220.40
KITCHEN	159	103	286	200	65% CONNECTED - NEC 220.56
TOTAL	357	301	835	270	
		SERVICE CAPACITY	1200	1200	
		TOTAL SPARE CAPACITY	365	930	SERVICE CAPACITY LESS NEC LOAD

LOAD ANALYSIS - FOR SERVICE #2 OF 2 (MDP-2)

SERVICE VOLTAGE: 600Y/346VAC, 3 PHASE, 4 WIRE LIGHTED AREA
SERVED: 96,795 SQFT OF MODULAR UNITS

SERVED	CONN (KVA)	NEC (KVA)	PHASE (AMPS)	NEUT (AMPS)	REMARKS ON NEC COMPUTATION
LIGHTING	1530	351	338	338	INDOOR + NONDIV CONN > SQFT FROM NEC 220.14 - INDOOR CONN OPTIONAL DEMAND PER NEC 220.84
RECEPTACLES	0.5	0.5	0.5	0.5	QUANTITY = 3 AT 180VA PER APPLIED NEC TBL 220.44 FOR QUAN
AC REFRIGERATION	8	8	8	0	100% CONNECTED - NEC 220.51
MISC MOTORS	36	45	43	0	100% CONNECTED + 25% LGST - NEC 430.24
NON-DIVERSIFIED LIGHTING	3	4	4	4	125% CONNECTED - NEC 220.40 NOT COMPARED TO SQFT KVA; DMD FACTOR NOT APPLIED
WATER HEATERS	450	450	433	433	100% CONNECTED - NEC 220.40
TOTAL	2028	859	827	776	
		SERVICE CAPACITY	1000	1000	
		TOTAL SPARE CAPACITY	173	224	SERVICE CAPACITY LESS NEC LOAD

REGISTERED ENGINEER
EUGENE J. GABRELL
1266-E
U.S. VIRGIN ISLANDS

09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
PANEL SCHEDULES

SHEET:
E-7.1

ELECTRICAL SPECIFICATIONS

I. SCOPE

THESE ELECTRICAL SPECIFICATIONS ARE INTENDED FOR CONSTRUCTION AND BID PRICING. PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, TOOLS, SUPERVISION, ETC., NECESSARY TO HAVE A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN ON THESE DRAWINGS AND DESCRIBED BY THESE SPECIFICATIONS. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. ANY SUCH ITEM EXCLUDED SHALL BE PROVIDED AND INSTALLED AT THE ELECTRICAL CONTRACTOR'S EXPENSE. DRAWINGS AND THIS SPECIFICATION ARE COMPLIMENTARY TO ONE ANOTHER AND THINGS INDICATED IN ONE IS ALSO IMPLIED IN THE OTHER.

II. CODES AND FEES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF OSHA, NFPA, ANSI, NESC, UL, IEEE, AND THE 2020 NATIONAL ELECTRICAL CODE (NEC), AS WELL AS ALL LOCAL AND STATE CODES AND REGULATIONS. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS REQUIRED BY THE BUILDING AND SAFETY CODES, GOVERNING ORDINANCES, AND THE RULES AND REGULATIONS OF ANY LEGAL BODY HAVING JURISDICTION.

III. WORKMANSHIP

ALL WORK SHALL BE NEATLY, ORDERLY, AND SECURELY INSTALLED WITH CONDUITS, PANELBOARDS, BOXES, SWITCHES, ETC., PERPENDICULAR AND/OR PARALLEL WITH THE PRINCIPAL STRUCTURAL MEMBERS.

1V. SHOP DRAWINGS

FIVE SETS OF SHOP DRAWINGS SHALL BE SUBMITTED BY THE ELECTRICAL CONTRACTOR FOR BOXES, RACEWAYS, CONDUCTORS, WIRING DEVICES, FUSES, DISCONNECT SWITCHES, GROUNDING COMPONENTS, PANELBOARDS, LIGHT FIXTURES, MOTOR STARTERS, MOTOR CONTROLLERS, AND ALL MISCELLANEOUS SYSTEM COMPONENTS FOR ANY MISCELLANEOUS SYSTEMS AS INDICATED ON THE DRAWINGS.

V. U.L. APPROVAL

ALL ELECTRICAL ITEMS COVERED BY THIS SPECIFICATION SHALL BE U.L. LABELED AND LISTED FOR THEIR SPECIFIC USE. ALL ITEMS INSTALLED BY THE ELECTRICAL CONTRACTOR UNDER THESE SPECIFICATIONS SHALL BE UL LISTED. ITEMS NOT UL LISTED SHALL BE REMOVED AND REPLACED AT THE ELECTRICAL CONTRACTOR'S EXPENSE.

VI. TESTING

A. UPON COMPLETION OF THE WORK, TESTS SHALL BE MADE OF THE LIGHTING AND POWER SYSTEMS ON THE DRAWINGS, TO ASSURE OPERATION IS IN COMPLIANCE WITH THESE SPECIFICATIONS AND THE DRAWINGS. TESTS SHALL CONDUCTED TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

VII. ELECTRICAL SERVICE

ELECTRICAL SERVICE SHALL ORIGINATE AS SHOWN ON THE DRAWINGS. NEW SERVICE ENTRANCE DISCONNECT AND NEW PANELS SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THESE DRAWINGS. BREAKER SIZES ARE INDICATED ON PANELBOARD SCHEDULES AND SHALL BE OF VOLTAGE RATING, AIC RATING, AND AMPERE POLE AND TRIP RATING AS NOTED ON THE PANELBOARD SCHEDULES.

VIII. GUARANTEE

WORK SHALL BE GUARANTEED FOR A ONE (1) YEAR PERIOD BEGINNING AFTER OWNER ACCEPTANCE AND OCCUPANCY OF THE FACILITY.

IX. FIELD COORDINATION

A. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD COORDINATION WITH ALL OTHER DISCIPLINES. IF EQUIPMENT REVISIONS ARE MADE AND THE ELECTRICAL PROVISIONS DO NOT ADEQUATELY ADDRESS THE REVISED EQUIPMENT REQUIREMENTS, THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE DISCREPANCY PRIOR TO PROCEEDING WITH INSTALLATION OF ANY MATERIALS. FAILURE TO MAKE THIS CONTACT SHALL RESULT IN ALL EXPENSES FOR REMOVAL OF INCORRECT MATERIALS TO BE BORNE BY THE ELECTRICAL CONTRACTOR.

B. THE DRAWINGS ARE DIAGRAMMATIC AND ATTEMPT TO DEPICT APPROXIMATE LOCATIONS. EXACT LOCATION OF ALL STRUCTURAL MEMBERS, ARCHITECTURAL MATERIALS, VAC EQUIPMENT, ETC. SHALL BE FIELD COORDINATED BY THE ELECTRICAL CONTRACTOR. SCALING FROM THE DRAWINGS IS PROHIBITED FOR ACTUAL INSTALLATION. ANY REQUIRED DIMENSIONS SHALL BE OBTAINED FROM THE ARCHITECT VIA A WRITTEN REQUEST.

X. ELECTRICAL PRODUCT SPECIFICATIONS

A. BOXES AND ENCLOSURES

1. ALL BOXES, ENCLOSURES, CABINETS FOR DEVICES AND OUTLETS, PULL AND JUNCTION BOXES, CABINETS, AND HINGED COVER ENCLOSURES SHALL BE PROVIDED AS REQUIRED FOR A COMPLETE AND CODE COMPLIANT INSTALLATION.

2. ALL BOXES, ENCLOSURES, ETC. SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE SPECIFIED. ALL BOXES IN INTERIOR, DRY APPLICATIONS SHALL BE NEMA 1 TYPE. ALL BOXES INSTALLED OUTDOORS, IN WET AREAS, AND IN EQUIPMENT ROOMS SHALL BE NEMA 3R.

B. RACEWAYS

1. RACEWAY IN ALL FINISHED AND/OR CONCEALED AREAS WHERE INSTALLED ABOVE GROUND LEVEL SHALL BE EMT, MC CABLE OR ENT.

2. FLEXIBLE METAL CONDUIT SHALL BE USED FOR CONNECTION TO RECESSED LIGHT FIXTURES, AND OTHER EQUIPMENT SUBJECT TO VIBRATION.

3. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED IN WET AREAS FOR CONNECTION TO MOTORS, EXTERIOR EQUIPMENT AND EXTERIOR LIGHTS.

4. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC.

C. CONDUCTORS

1. ALL CONDUCTORS SHALL BE COPPER OR ALUMINUM AS NOTED (FOR FEEDER CIRCUITS GREATER THAN 100 AMPERES) AND SHALL HAVE 600 VOLT TYPE THHN/THWN INSULATION UNLESS NOTED OTHERWISE. CONDUCTORS INSTALLED UNDERGROUND OR IN EXTERIOR AREAS SHALL BE THWN ONLY.

2. ALL BRANCH CIRCUITS SHALL BE MINIMUM OF #12 AWG STRANDED COPPER EXCEPT FOR BRANCH CIRCUIT WIRING TO LIGHT FIXTURES, WHICH MAY BE #12 AWG SOLID COPPER.

3. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

VOLTS	PHASE A	PHASE B	PHASE C	NEUT
208/120	BLACK	RED	BLUE	WHITE
480/277	BROWN	ORANGE	YELLOW	GRAY

4. COMMON NEUTRALS MAY BE PULLED IN CONDUITS WHERE OPPOSITE PHASE CONDUCTORS ARE RUN. ALL CONDUITS SHALL HAVE A GROUND WIRE PULLED. PROVIDE HANDLE TIE PER NEC.

5. ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS NO.6 AWG AND LARGER SHALL BE PHASE IDENTIFIED IN EACH ACCESSIBLE ENCLOSURE BY ONE INCH WIDE PLASTIC TAPE ATTACHED TO CONDUCTORS IN A READILY VISIBLE LOCATION. TAPE COLORS SHALL MATCH COLOR CODE REQUIREMENTS SPECIFIED HEREIN.

6. SPLICES IN CONDUCTORS SHALL BE MADE ONLY WITHIN JUNCTION BOXES, WIRING TROUGHS AND OTHER ENCLOSURES AS PERMITTED BY THE NATIONAL ELECTRICAL CODE. DO NOT SPLICE CONDUCTORS IN PANELBOARDS, SAFETY SWITCHES, OR MOTOR CONTROL ENCLOSURES. SPLICES IN CONDUCTORS NO. 10 AWG OR SMALLER SHALL BE MADE WITH INSULATED SPRING CONNECTORS. SPLICES IN CONDUCTORS NO. 8 AWG AND LARGER SHALL BE MADE WITH SPLIT BOLT CONNECTORS TAPED WITH NO. 88 PLASTIC ELECTRICAL TAPE UNLESS SPLICES ARE SPECIFICALLY INDICATED TO BE MADE WITH CRIMPING SLEEVE OR LUG APPLIED TO CONDUCTORS WITH HYDRAULICALLY OPERATED CRIMPING TOOL.

D. WIRING DEVICES

1. SWITCHES SHALL BE 20 AMP 120 VOLT SPECIFICATION GRADE WITH IVORY HANDLES AND IVORY NYLON COVER PLATES UNLESS OTHERWISE NOTED. BLACK COVERS AND FACEPLATES ARE TO BE USED IN LASER TAG 157, VESTING 158, BRIEFING 159, ARCADE 168 AND BLUE ROOM 138.

2. DUPLEX OUTLETS SHALL BE 15 AMPS 125 VOLT A.C. 3-WIRE SPECIFICATION GRADE STRAIGHT BLADE WITH IVORY FACE AND IVORY NYLON COVER PLATES UNLESS OTHERWISE NOTED.

3. GFIC TYPE DUPLEX OUTLETS SHALL BE 20 AMP, 125 VOLT A.C. 3-WIRE SPECIFICATION GRADE STRAIGHT BLADE WITH IVORY FACE AND IVORY NYLON COVER PLATE, UNLESS OTHERWISE NOTED.

4. DEVICE MANUFACTURERS SHALL BE HUBBELL, BRYANT, P&S, OR ARROWHART.

E. FUSES

1. FUSES SHALL BE TYPE RK1, CURRENT LIMITING DUAL ELEMENT TIME DELAY FUSES FOR ALL APPLICATIONS EXCEPT MOTORS. FOR MOTORS, USE RK5 FUSES.

2. ACCEPTABLE MANUFACTURERS ARE BUSSMAN, GOULD-SHAWMUT, AND LITTLEFUSE.

F. SUPPORTING DEVICES AND IDENTIFICATION

1. ALL RACEWAYS, BOXES, AND OTHER ELECTRICAL EQUIPMENT SHALL BE SUPPORTED IN COMPLIANCE WITH THE NEC.

2. ALL ELECTRICAL BOXES SHALL BE LABELED AS TO THE CONTENT OF THE BOX (IE FIRE ALARM, SECURITY, ETC.). ALL RECEPTACLES AND POWER J-BOXES SHALL BE LABELED ON THE FACE OF THE DEVICE OR BOX AS TO WHAT PANEL AND CIRCUIT SERVES THE DEVICE OR BOX.

G. DISCONNECT SWITCHES

1. NON-FUSED DISCONNECT SWITCHES SHALL BE PROVIDED FOR ALL MOTORS LOCATED OUT OF SIGHT OF MOTOR CONTROLLER AND WHERE INDICATED ON THE DRAWINGS. WHEN EXPOSED TO WEATHER PROVIDE NEMA 3R, OTHERWISE PROVIDE NEMA 1 ENCLOSURE.

2. FUSIBLE DISCONNECT SWITCHES SHALL HAVE FUSE SIZE OVER FRAME SIZE AS NOTED ON THE DRAWINGS.

3. ACCEPTABLE MANUFACTURERS FOR DISCONNECTS ARE SQUARE D, SIEMENS, CUTLER-HAMMER/WESTINGHOUSE, AND GENERAL ELECTRIC.

H. GROUNDING

1. THE BUILDING ELECTRICAL GROUNDING SYSTEM SHALL BE PROVIDED WITH THE NEW ELECTRICAL SERVICE. IT SHALL CONSIST OF A GROUNDING TRIAD (THREE 10' X 3/4" COPPER GROUND RODS IN A TRIANGULAR CONFIGURATION), WITH ALL BUILDING STEEL AND WATER PIPING BONDED TO IT PER THE NEC. ALL RACEWAY AND BOXES SHALL BE GROUNDED VIA A DEDICATED GROUND WIRE ROUTED IN EACH FEEDER AND BRANCH WIRING CONDUIT.

I. PANELBOARD

1. SHALL HAVE PLUG-IN TYPE CIRCUIT BREAKERS. PANELS AND BREAKERS SHALL HAVE 10,000 AIC RATING AT 208/120 VOLTS AND 14,000 AIC RATING AT 480/277 VOLTS UNLESS NOTED OTHERWISE ON DRAWINGS. ALL MULTIPLE BREAKERS SHALL BE COMMON TRIP ONLY. PHASE, NEUTRAL, AND GROUND BUSSES SHALL BE COPPER. REFER TO DRAWINGS FOR FURTHER OR MORE STRINGENT REQUIREMENTS.

2. APPROVED MANUFACTURERS ARE: SQUARE D, CUTLER-HAMMER/WESTINGHOUSE, GENERAL ELECTRIC AND SIEMENS.

3. TYPEWRITTEN DIRECTORIES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR FOR ALL PANELBOARD. THESE SHALL BE REVISED WITH AS-BUILT INFORMATION PRIOR TO PROJECT COMPLETION. SPARES AND SPACES SHALL BE NOTED AS SUCH ON FINAL TYPED PANEL DIRECTORY.

J. LIGHT FIXTURES

1. LIGHT FIXTURE SHALL BE PROVIDED AS SHOWN ON THE FIXTURE SCHEDULE. ALTERNATE FIXTURES FROM OTHER MANUFACTURERS SHALL BE CONSIDERED IF SUBMITTED AT THE TIME OF BID VIA MANUFACTURER CUT SHEETS. PROOF OF EQUALITY IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND THE ENGINEER CAN APPROVE OR REJECT THE ALTERNATE FIXTURES AT HIS DISCRETION.

2. BALLASTS PROVIDED WITH FIXTURES SHALL BE ETL-CBM APPROVED, HIGH POWER FACTOR, WITH U.L. LABEL AND TYPE (ELECTRONIC OR MAGNETIC) AS SPECIFIED ON DRAWINGS.

3. LAMPS SHALL BE PROVIDED FOR ALL FIXTURES IN ACCORDANCE WITH FIXTURE SCHEDULE.

4. POLES, MOUNTING BRACKETS, AND ACCESSORIES SHALL BE PROVIDED AS SPECIFIED ON DRAWINGS. ANY ACCESSORY NOT SPECIFICALLY SPECIFIED, BUT REQUIRED TO COMPLETE THE INSTALLATION SHALL BE FURNISHED AND INSTALLED WITH THE FIXTURE.



09/12/2025

FRENCHMANS BAY HOUSING

Estate Bakkero
1-6B Frenchmans Bay
St. Thomas, USVI

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ISSUES AND REVISIONS

MARK	ISSUE	DATE

ISSUE FOR:
BID ADDENDUM C

DATE:
September 12, 2025

TITLE:
ELECTRICAL SPECIFICATIONS

SHEET:
E-8.1